

5/S



SAN FRANCISCO PUBLIC LIBRARY
GOVERNMENT INFORMATION CENTER
CIVIC CENTER
SAN FRANCISCO, CALIFORNIA 94102

SAN FRANCISCO
PUBLIC LIBRARY


REFERENCE
BOOK

Not to be taken from the Library

AGS-0011

APR - 1991

SAN FRANCISCO PUBLIC LIBRARY



3 1223 04590 8168



Digitized by the Internet Archive
in 2014

SAN FRANCISCO
REDEVELOPMENT AGENCY

DOCUMENTS RELATING TO WESTERN ADDITION REDEVELOPMENT

VOLUME I

1. The Redevelopment Plan for the Western Addition Approved
Redevelopment Project Area A-1 (April 1956)
2. The Redevelopment Plan for the Western Addition Approved
Redevelopment Project Area A-1 (amended December 13, 1960 and June
13, 1961)
3. The Population of Western Addition Area 2: A Sample Survey of the
Residents and Their Relocation Needs (April 1962)
4. Redevelopment Plan for the Western Addition Approved Redevelopment
Project Area A-2 (July 21, 1964)
5. Relocation Program: Appendix C to the Report on the Redevelopment
Plan for the Western Addition Approved Redevelopment Project Area A-2
(July 21, 1964)
6. Notice of Public Hearing re Adoption of a Redevelopment Plan for the
Western Addition Project Area A-2 (August 31, 1964)

SAN FRANCISCO
REDEVELOPMENT AGENCY

DOCUMENTS RELATING TO WESTERN REGIONAL REDEVELOPMENT

VOLUME I

- 1 The Redevelopment Plan for the Western Region (1950)
- 2 The Redevelopment Plan for the Western Region (1950)
- 3 The Redevelopment Plan for the Western Region (1950)
- 4 The Redevelopment Plan for the Western Region (1950)
- 5 The Redevelopment Plan for the Western Region (1950)
- 6 The Redevelopment Plan for the Western Region (1950)
- 7 The Redevelopment Plan for the Western Region (1950)
- 8 The Redevelopment Plan for the Western Region (1950)
- 9 The Redevelopment Plan for the Western Region (1950)
- 10 The Redevelopment Plan for the Western Region (1950)

198.1-26

DO NOT

APR 18 1969

SAN FRANCISCO
PUBLIC LIBRARY

THE REDEVELOPMENT PLAN
for the
Western Addition
Approved Redevelopment
Project Area A-1

1956
=

The Redevelopment Agency of the
City and County of San Francisco



1956

CITY AND COUNTY OF SAN FRANCISCO

George Christopher, Mayor

BOARD OF SUPERVISORS

John J. Ferdon, President

William C. Blake

Matthew C. Carberry

Joseph M. Casey

Harold S. Dobbs

Dr. Charles A. Ertola

James L. Halley

J. Eugene McAteer

Francis McCarty

Clarissa Shortall McMahon

Henry R. Rolph

John R. McGrath, Clerk

REDEVELOPMENT AGENCY

Joseph L. Alioto, Chairman

Lawrence R. Palacios, Vice Chairman
Roy P. Cole

James E. Stratten
Dr. J. Joseph Hayes

Eugene J. Riordan, Director
M. C. Hermann, Secretary

Counsel

Dion R. Holm, City Attorney
Morley Goldberg, Deputy City Attorney

CITY PLANNING COMMISSION

Roger D. Lapham, Jr., President

Robert P. Lilienthal, Vice President
Donald B. Kirby

Mrs. Charles Porter
Thomas P. White

Ex-officio Members

Thomas A. Brooks, Chief Administrative Officer

B. A. Devine, Designated Deputy
for James H. Turner, Manager of Utilities

Paul Oppermann, Director
Joseph Mignola, Secretary

April, 1956

REDEVELOPMENT PLAN FOR THE WESTERN ADDITION APPROVED
REDEVELOPMENT PROJECT AREA A-1

PART I

The REDEVELOPMENT PLAN FOR THE WESTERN ADDITION APPROVED REDEVELOPMENT PROJECT AREA A-1, hereinafter called the "Redevelopment Plan" consists of two parts:

PART I is composed of this text.

PART II consists of a series of maps entitled:

- A - Land Use Map
- B - Site Preparation Plan - Streets and Highways
- C - Site Preparation Plan - Auxiliary Water
- D - Site Preparation Plan - Low Pressure Water
- E - Site Preparation Plan - Sewers
- F - Site Preparation Plan - Gas
- G - Site Preparation Plan - Electricity
- H - Site Preparation Plan - Telephone System,
including Fire Alarm and Police
Telephone Systems
- J - Site Preparation Plan - Street Lighting,
including Traffic Signals
- K - Proposed Zoning Changes
- L - Acquisition Map

The Redevelopment Plan was prepared in accordance with the California Community Redevelopment Law and the Federal Housing Act of 1949, as amended. The Redevelopment Plan is based on the Tentative Plan for the redevelopment of the Western Addition Redevelopment Project Area A-1 which was approved and adopted by Ordinance No. 7687 (Series of 1939) on January 6, 1953, by the Board of Supervisors of the City and County of San Francisco and conforms to the Master Plan of the City and County of San Francisco insofar as the latter plan applies to the Western Addition Redevelopment Project Area. The Redevelopment Agency of the City and County of San Francisco, hereinafter called the "Agency" consulted with the Department of City Planning in formulating the Redevelopment Plan.

The Western Addition approved Redevelopment Project Area A-1, hereinafter called the "Project Area", comprises a portion of the Western Addition Redevelopment Area, which in Ordinance No. 5082 (Series of 1939) adopted by the Board of Supervisors of the City and County of San Francisco on August 2, 1948, and as amended in Ordinance No. 7056 (Series of 1939) adopted by the said Board of Supervisors on September 22, 1952, was designated and described as a blighted area, the redevelopment of which is necessary to effectuate the public purposes as defined in the California Community Redevelopment Law.

The Project Area is presently a predominantly residential area, characterized by the following conditions of blight; residential buildings unfit and unsafe for occupancy; the mixture and shifting of uses; high density of population and excessive land coverage; inadequate provision for ventilation, light, sanitation and open spaces; faulty planning; economic dislocation; maladjustment and depreciated value. These conditions contribute substantially and increasingly to the problems of, and necessitate excessive and disproportionate expenditures for, crime prevention, correction, prosecution, and punishment, the treatment of juvenile delinquency, the preservation of the public health and safety, and the maintaining of adequate police, fire and accident prevention and other public services and facilities.

The Agency in accordance with and pursuant to applicable Federal, State and local laws, will remedy, or cause to be remedied by proper arrangement or contract for the performance thereof by others, conditions causing blight presently existing in the Project Area, and make available for development and redevelopment all land acquired by the Agency lying within the Project Area, by:

1. acquiring real property by purchase, gift, devise, exchange, condemnation, or any other lawful manner;
2. relocating the occupants presently residing in structures acquired;
3. demolishing, removing or clearing certain existing buildings and structures on land acquired by the Agency;
4. obtaining from proper authorities the vacation of certain streets and other rights-of-way;
5. obtaining from certain owners of land within the Project Area whose properties are not to be acquired, cooperation with respect to certain controls and requirements;
6. subdividing and replatting the project area and dedicating and establishing new streets, rights-of-way, and easements therein;
7. installing and/or relocating necessary site improvements, utilities and facilities; and
8. disposing of all the land acquired by the Agency, subject to certain continuing land use and other controls.

A. LAND USE PLAN

The Project Area shall be redeveloped predominantly in residential uses of medium and high densities, with lesser areas devoted to commercial and institutional uses and to public schools and recreational areas. The redevelopment of the project land shall be limited to those uses and in those areas indicated on Map A, Part II, entitled Land Use Map, and are described as follows:

1. Residential Uses

The type of housing will be new private multi-family housing.

The Redevelopment of the Project Area provides for approximately 2800 new dwelling units if developed at full capacity within the limitations of the standards and requirements contained herein. Fourteen hundred (1400) dwelling units could be contained in the area designated M-4, at an approximate density of one hundred and fifty (150) persons per acre. Fourteen hundred (1400) dwelling units could be contained in the area designated M-5, at an approximate density of two hundred and twenty (220) persons per acre.

The following type of residential areas are included in the Redevelopment Plan:

M-4 - medium density residential areas to be developed with multi-family structures of limited height.

M-5 - high density residential areas to be developed with multi-story apartment buildings.

2. Commercial Uses

The following types of commercial uses are included in the Redevelopment Plan:

O - Offices

Business or professional offices; medical laboratory or clinic; administrative office of cultural, educational or eleemosynary institution; and similar uses subject to the approval of the Agency.

N - Neighborhood Shopping

Local retail business or personal service shop or agency of a type which supplies new commodities or offers personal services primarily to residents in the immediate vicinity.

C - Community Shopping

Retail business of a type which supplies new commodities.

Personal service establishment.

Business or professional offices. (One parking space must be provided for each 300 square feet of floor area used for offices.)

Household repair shop, interior decorating shop, upholstering shop, or similar shop.

Parking lot or storage garage, open to the public, for passenger automobiles.

Automobile service station.

Sales lot for automobiles.

Minor automobile repair if conducted entirely within an enclosed building, where not more than three (3) persons are regularly employed mechanics.

Dry cleaning shop in connection with and incidental to a personal service establishment.

Establishment for hand ironing only, not employing more than five (5) persons.

Hotel or tourist court.

Club house, lodge building, meeting hall, or recreation building.

Amusement establishment when entirely conducted within a completely enclosed building.

Other similar uses subject to the approval of the Agency.

G - General Commercial

Any commercial use permitted in "C" areas.

Wholesale establishments, not including a storage warehouse.

Industrial or chemical research or testing laboratory, not involving any danger of explosions.

3. Industrial Uses. No industrial uses are contemplated.

4. Institutional Uses

I - Religious, private educational, charitable and cultural institutions and related uses.

5. Public Uses

The public uses provided for include an extended site for the existing Raphael Weill Elementary School and its playground, the existing Benjamin Franklin Junior High School, the existing Hamilton Playground, and the area bounded by Geary and Ellis Streets, Steiner and Pierce Streets and the eastern boundary of the Benjamin Franklin Junior High School, to be devoted to extended recreational facilities.

6. Circulation and Public Transportation Uses

The location and types of traffic and public transportation routes shall be as indicated on Map A, Part II, entitled Land Use Map.

B. SITE DEVELOPMENT PLAN

The preparation for development of the land as building sites shall be in accordance with the provisions described below and shown on the maps in Part II of the Redevelopment Plan.

1. Street Improvements

The locations of existing rights-of-way to be vacated, existing rights-of-way to be retained, new paving and sidewalks, new rights-of-way to be dedicated and easements to be established, and the limits of areas to be added to existing rights-of-way where street widening is proposed are shown on Map B, Part II, entitled Site Preparation Plan - Streets and Highways.

2. Public Utilities

a. The locations of high pressure water mains and hydrants and the privately-owned Ocean Salt Water line, including those facilities to be retained and those to be constructed, are shown on Map C, Part II, entitled Site Preparation Plan - Auxiliary Water.

b. The locations of low pressure water mains and hydrants, including those facilities to be retained and those to be constructed, are shown on Map D, Part II, entitled Site Preparation Plan - Low Pressure Water.

c. The locations of sewers, including those to be retained and those to be constructed, are shown on Map E, Part II, entitled Site Preparation Plan - Sewers.

d. The location of gas mains, including those to be retained and those to be constructed, is shown on Map F, Part II, entitled Site Preparation Plan - Gas.

e. The location of electric power lines, including those to be retained and those to be constructed, is shown on Map G, Part II, entitled Site Preparation Plan - Electricity.

f. The location of the telephone system and the fire alarm box and police telephone systems including those to be retained and those to be constructed, are shown on Map H, Part II, entitled Site Preparation Plan - Telephone System including Fire Alarm and Police Telephone Systems.

g. The location of street lighting facilities, and traffic signals, including those to be retained and those to be constructed, is shown on Map J, Part II, entitled Site Preparation Plan - Street Lighting including Traffic Signals.

3. Other Site Improvements

There are no other site improvements contemplated.

C. RELATIONSHIP OF REDEVELOPMENT PLAN TO LOCAL OBJECTIVES

1. Conformity to Master Plan

The proposed Preliminary Plan for the redevelopment of the Western Addition Redevelopment Project Area A-1 was found to conform to the Master Plan of the City and County of San Francisco by the City Planning Commission by adoption of Resolution No. 3991, December 3, 1951.

The proposed Tentative Plan for the redevelopment of the Western Addition Redevelopment Project Area A-1 was found by the City Planning Commission to conform to the Master Plan of the City and County of San Francisco in Resolution No. 4107, adopted November 6, 1952.

2. Relationship to Definite Local Objectives

a. Appropriate Land Uses

The Land Use Section of the Master Plan of San Francisco, adopted by the City Planning Commission on January 29, 1953, indicates that the portion of the City lying within the Project Area should be primarily a medium and high density residential area, with some commercial and some public uses. The pattern for these uses, as prescribed in both the existing and the proposed zoning ordinance as well as the Land Use Section of the Master Plan, has been closely followed in the Redevelopment Plan, and is illustrated by Map A, Part II, entitled Land Use Map.

b. Improved Traffic Pattern

The new street pattern indicated on Map A, Part II, entitled Land Use Map is designed to channel through traffic away from neighborhood streets and into two main arteries, Geary Street and Webster Street, both of which will be widened and improved to accommodate the extra traffic flow. At several points within the neighborhood certain streets are to be closed to discourage through traffic and create a safe and quiet neighborhood traffic pattern.

These plans are in accordance with the Trafficways Plan adopted by the City Planning Commission on July 17, 1951, and amended May 19, 1955.

c. Public Transportation

The City has been for several years conducting an extensive program of modernization of public transportation facilities. The proposed street pattern is designed to accommodate a modern transportation system.

d. Public Utilities

In accordance with the policy of the City and County of San Francisco, the Project Area has been designated an Underground Utilities District as set forth in Ordinance No. 8722 adopted August 9, 1954. All utilities in the Project Area are to be installed underground by the City and County of San Francisco and private utilities companies.

e. Recreational and Community Facilities

The major recreational and community facilities planned for the Project Area have been found by the City Planning Commission to conform to the Master Plan and are as follows:

- (1) The Community Recreational Center adjoining the present Benjamin Franklin Junior High School grounds to the east and including Hamilton Playground.
- (2) The conversion of Girls High School to Benjamin Franklin Junior High School and expansion of its facilities.
- (3) The expansion of facilities and playground at Raphael Weill Elementary School.

On March 17, 1949, the City Planning Commission approved a report on the schools program establishing the minimum standards of seven to ten acres for junior high schools and three acres for elementary schools. The Redevelopment Plan makes provision for the extension of Raphael Weill Elementary School to meet these standards.

f. Other Public Improvements

Although no new firehouses are planned within the Project Area, three new firehouses within the Redevelopment Area will replace present antiquated facilities and will provide additional fire protection for the Project Area. This is in accordance with the Firehouse Location Plan, adopted by the City Planning Commission on October 9, 1952, and amended May 5, 1955.

D. CONTROLS ON REDEVELOPMENT

1. Method of Disposition

Project land acquired by the Agency for the development of the project will be subdivided and replatted by the Agency and will be sold at not less than fair use value subject to certain continuing land use and other controls.

2. Physical Standards and Requirements

All residential and commercial areas east of Fillmore Street are intended to be designed as planned unit developments in order to achieve a more harmonious and integrated site development.

The amount of open space to be provided in the Project Area is indicated by the area designated for public use on Map A, Part II, entitled Land Use Map, and will be determined in the remainder of the Project Area by application of the physical standards and requirements herein set forth.

The size of buildings will be determined by the area of land parcels and by the application of coverage, height, bulk, building placement and spacing, and other physical standards and requirements as stated herein and in pertinent local and State codes and local ordinances.

The number of buildings will be determined by the number and size of parcels and the proposals of developers meeting the physical standards and requirements as stated herein and in local and State codes and local ordinances.

a. Residential Building Requirements

In residential areas, one off-street parking space shall be provided for each dwelling unit, two-thirds of the required space being under cover.

Each required parking space shall be of usable shape, accessible and properly maintained and shall have an area of not less than 160 square feet exclusive of access drives or aisles. Combined use of off-street parking facilities shall be subject to the approval of the Agency.

The amount of land which may be covered by residential buildings will be determined by the application of building placement and spacing requirements, building intensity standards, and automobile parking requirements as stated herein, and by existing City and State codes and City ordinances. In no case shall the coverage of land by buildings in residential areas exceed forty (40) per cent of the lot in M-4 areas and twenty-five (25) per cent of the lot in M-5 areas, exclusive of covered parking areas limited to one story in height.

The minimum setback limitations measured from the property line to the building line shall be:

10 feet for properties abutting upon Geary Street;

5 feet for properties abutting on all other streets.

(1) M-4 Medium Density

Areas designated M-4 in the Redevelopment Plan shall be used for residential buildings, allowing not less than 200 square feet of lot area for each room*.

The height of buildings in M-4 residential areas shall be limited to forty (40) feet, said height to be measured as prescribed in the San Francisco Building Code, including but not limited to Article 6, Section 601, 602, and 606.

The distance between opposing walls of two buildings (or elements of the same building) shall be not less than sixty (60) feet, where such walls contain windows. Where opposing walls contain no windows this restriction does not apply.

The minimum distance between a building and a rear lot line shall be not less than twenty (20) feet where the facing wall contains living room or bedroom windows, or fifteen (15) feet in all other instances.

(2) M-5 High Density

Areas designated M-5 in the Redevelopment Plan shall be used for residential buildings, allowing at least one hundred and fifty (150) square feet of lot area for each room*.

There is no restriction on the height of buildings in M-5 residential areas.

The distance between the opposing walls of two buildings (or elements of the same building) at every level shall be not less than the height of such level above the average ground elevation between the opposing walls at natural grade, but in no case shall such distance be less than sixty (60) feet.

The minimum distance between a building and side or rear lot line shall be not less than one-half the height of the building, but in no case shall such distance be less than twenty (20) feet.

b. Commercial Uses and Building Requirements

There will be four classifications of commercial uses within the project:

- General Commercial (G)
- Community Shopping (C)
- Neighborhood Shopping (N)
- Office, Laboratory and Professional (O)

The amount of land which may be covered by buildings in commercial areas shall be determined by the parking and loading requirements and the height and bulk requirements described below.

The height and bulk of buildings in commercial areas shall be governed by the floor area ratio given in the table below. The floor area ratio shall be defined as the ratio of the aggregate gross floor area of a building, exclusive of cellars and of basement areas used only for storage or for services incidental to the operation or maintenance of the building, to the area of the lot upon which the building is located.

<u>Uses</u>		<u>Maximum Floor Area Ratio Permitted</u>	<u>Minimum No. of Parking Spaces</u>
General Commercial	(G)	5 : 1	One for each 1,000 sq. ft. of floor area.
Community Shopping	(C)	3.6 : 1	One for each 500 sq. ft. of floor area.
Neighborhood Shopping	(N)	2.4 : 1	One for each 500 sq. ft. of floor area.
Office, Laboratory and Professional	(O)	2.4 : 1	One for each 300 sq. ft. of floor area.

In commercial areas, the minimum number of off-street parking spaces shall be as set forth above. For this purpose the floor area of a building shall mean the gross area within the building, exclusive of that designed for automobile parking or for non-public purposes such as utilities, repairs, processing, packaging, incidental storage, show windows, store management or building maintenance offices, dressing rooms or rest rooms. When the calculation involved results in a fractional number of parking spaces, major fractions shall be adjusted to the next higher whole number of parking spaces.

Each required parking space shall be of usable shape, accessible and properly maintained and shall have an area of not less than one hundred and sixty (160) square feet, exclusive of access drives or aisles.

Combined use of off-street parking facilities shall be subject to the approval of the Agency.

Upon application for establishment of a community off-street parking site by owners of commercial properties in the Project Area, the Agency may grant such application and designate a limited area of commercially zoned property for such purpose.

* - For purposes of this standard, a "room" is defined as a living room, a kitchen or a bedroom.

One off-street loading space shall be provided and maintained on the premises of each building in which a gross floor area of more than 10,000 square feet is used for the receipt or distribution of materials or merchandise. One additional such space shall be provided for each forty thousand (40,000) square feet of gross floor area or major fraction thereof so occupied in excess of forty thousand (40,000) square feet.

Each required off-street loading space shall be not less than ten (10) feet in width, twenty-five (25) feet in length, and fourteen (14) feet in height, exclusive of access platform and maneuvering area.

There will be no setback limitations in commercial areas.

c. Institutional Uses

Proposed institutional areas are intended to be used only for institutional purposes. Upon the purchase of such area or areas by an institution, no other use shall be permitted. The designated alternate use shall become effective only in case no institution purchases the area.

Setbacks in institutional areas shall be ten (10) feet on Geary Street west of Gough Street, and five (5) feet on all other streets.

Building heights shall be limited to seventy-five (75) feet.

Lot coverage shall be limited to seventy-five per cent (75%).

d. Variances

Where, owing to special conditions, a literal enforcement of the restrictions in regard to physical standards and requirements of this plan would result in unnecessary hardship, involving practical difficulties, or would constitute an unreasonable limitation beyond the spirit and purposes of these restrictions, the Redevelopment Agency, after review and approval by the City Planning Commission, shall have the power upon appeal in specific cases to authorize such variation or modification of the terms of these restrictions as will not be contrary to the public interest and so that the spirit of these restrictions shall be observed and justice done.

3. Obligations of Redeveloper

In order to provide adequate safeguards that the work of redevelopment will be carried out pursuant to the Redevelopment Plan, the disposition of the land by the Agency shall be subject to an Agreement in which the following provisions shall be included:

- a. The purchase of land is for the purpose of redevelopment and not for speculation.
- b. The land shall be built upon and improved in conformity with the provisions of the Redevelopment Plan and the requirements of a Declaration of Restrictions, both of which shall be made a part of the aforesaid agreement.
- c. Preliminary architectural and site plans and final plans and specifications for the construction of improvements on the land shall be submitted to the Agency for review and approval so that the Agency may determine compliance of such plans and specifications with the Redevelopment Plan, the Declaration of Restrictions and the terms and conditions of the aforesaid Agreement.
- d. The building of improvements shall be commenced and completed within a reasonable time as fixed by the Agency.
- e. That by and for the grantee himself, his heirs, executors, administrators and assigns, there shall be no discrimination against or segregation of any person or group of persons on account of race, creed, color, national origin or ancestry in the sale, lease, sub-lease, transfer, use, occupancy, tenure or enjoyment of the premises herein conveyed, nor shall the grantee himself or any person claiming under or through him establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, sublessees or vendees in the premises herein conveyed. The Declaration of Restrictions shall include the provisions set forth in this subdivision (e), which provisions shall be perpetual.

The Declaration of Restrictions to be filed by the Agency with the Recorder of the City and County of San Francisco shall be in the form of covenants running with the land and shall be effective for a period of thirty (30) years, with the provision for extension of successive periods of ten (10) years, except the provisions of sub-paragraph (e) of this section shall run in perpetuity. In the event of any breach of any of the covenants contained in the Declaration of Restrictions, it shall be the duty of the Redevelopment Agency to endeavor immediately to remedy such breach by conference, conciliation and persuasion. In the case of failure to remedy such breach, or in advance thereof, if in the judgment of the Redevelopment Agency circumstances so warrant, said breach shall be enjoined or abated by appropriate proceedings brought by the Redevelopment Agency. Such responsibility on the part of the Agency shall continue until such time as the Redevelopment Plan has been carried out.

4. Prevention of Speculation

In all contracts whereby the Agency agrees to convey title to project land to a redeveloper

there will be included the following:

- a. A stipulation on the part of the redeveloper that his purchase of the property is for the purpose of redevelopment and not for speculation;
- b. A stipulation that reconveyances, leases and re-subdivisions, among other matters, will be subject to specific regulations to be prescribed by the Agency.

E. OTHER OFFICIAL ACTIONS

Subject to the policies and procedures established under its Charter and existing codes and regulations, the City and County of San Francisco shall aid and cooperate in the undertaking of the Project by:

1. Vacating those rights-of-way on Map B, Part II, entitled Site Preparation Plan - Streets and Highways and conveying any of its property on such vacated streets area to the Agency.
2. Accepting new rights-of-way as public streets and establishing certain public easements as indicated on Map A, Part II, entitled Land Use Map.
3. Approving the required sale or exchange of land by and between local public bodies and City departments concerned.
4. Approving the necessary sale or exchange of land by and between the Agency and City departments concerned.
5. Making the necessary changes in zoning use districts within the Project Area so as to conform to the land use provisions of the Redevelopment Plan.
6. Assisting the Agency in preparing the land in the Project Area as building sites and for uses in accordance with the Redevelopment Plan, by providing at its expense, the following:
 - a. The widening of Geary Street through the Project Area;
 - b. The widening of Webster Street through the Project Area;
 - c. The removal of street car tracks and the repaving of O'Farrell, Eddy and Ellis Streets;
 - d. The reconstruction and relocation of sewers, low pressure water mains, the auxiliary water supply system, and the fire alarm and police telephone systems;
 - e. Installation of traffic signals and street lighting system;
 - f. Acquiring Block 727 for recreational use.
7. Making necessary inspections, determinations and enforcement necessary to insure that buildings remaining in the project area conform to all applicable health, safety, housing, building and other codes and regulations of the City and County of San Francisco and the State of California.

F. PROPOSED ADMINISTRATION FOR EXECUTING THE REDEVELOPMENT PLAN

(Nothing under this heading is required to be submitted as part of the Plan.)

G. DESCRIPTION OF PROJECT AREA

The boundaries of the Project Area are shown by the heavy-dashed lines on Map A, Part II, and entitled LAND USE MAP as described in the aforementioned Ordinance No. 7687 (Series of 1939) of the Board of Supervisors of the City and County of San Francisco, as follows:

Beginning at the point of intersection of the center line of Franklin Street with the center line of Post Street and running thence westerly along said line of Post Street 4819.375 feet to the center line of Divisadero Street; thence southerly along the center line of Divisadero Street 343.75 feet to the center line of Geary Street; thence westerly along the center line of Geary Street and its extension westerly 672.50 feet to a point in a line parallel with and perpendicularly distant 150 feet westerly from the westerly line of Broderick Street; thence at right angles southerly along said parallel line 343.75 feet to the westerly extension of the center line of O'Farrell Street as the same exists easterly of Broderick Street; thence at right angles easterly along last named center line 1641.875 feet to the center line of Pierce Street; thence southerly along the center line of Pierce Street 343.75 feet to the center line of Ellis Street; thence easterly along the center line of Ellis Street 481.25 feet to the center line of Steiner Street; thence northerly along the center line of Steiner Street 498.125 feet to a point in a line parallel with and perpendicularly distant 120 feet northerly from the northerly line of O'Farrell Street; thence at right angles easterly along said parallel line 171.875 feet; thence at right angles northerly 17.50 feet; thence at right angles easterly 137.50 feet; thence at right angles northerly 6 feet; thence at right angles easterly 137.50 feet to a point on the westerly line of Fillmore Street distant thereon 131.50 feet southerly from the southerly line of Geary Street; thence running across Fillmore Street to the easterly line thereof to a point distance thereon 137.50 feet southerly from the southerly line of Geary Street; thence easterly parallel to said line of Geary Street 446.875 feet to the center line of Webster Street; thence southerly along the center line of Webster Street 171.875 feet to the center line of O'Farrell Street; thence easterly along the center line of O'Farrell Street 240.625 feet to the center line of Hollis Street; thence southerly along the center line of Hollis Street 377.75 feet to the southerly line of Ellis Street; thence easterly along the southerly line of Ellis Street 50 feet to a point in a line drawn southerly parallel

with and perpendicularly distant 156.25 feet westerly from the westerly line of Buchanan Street and its northerly production; thence southerly along said parallel line so drawn 137.50 feet; thence at right angles easterly along the westerly production and along the center line of Willow Street 585.75 feet to a point in a line drawn southerly parallel to the westerly line of Laguna Street and its northerly production and perpendicularly distant 51.75 feet westerly therefrom; thence at right angles southerly along said parallel line so drawn 51.50 feet; thence at right angles easterly 86.125 feet to the center line of Laguna Street; thence southerly along the center line of Laguna Street 120.375 feet to the center line of Eddy Street; thence easterly along the center line of Eddy Street 962.50 feet to the center line of Gough Street; thence northerly along the center line of Gough Street 171.875 feet to the center line of Willow Street; thence easterly along the center line of Willow Street 98.875 feet; thence at right angles northerly 171.875 feet to the center line of Ellis Street; thence easterly along the center line of Ellis Street 382.375 feet to the center line of Franklin Street; thence northerly along the center line of Franklin Street 1031.25 feet to the center line of Post Street and the point of beginning.

Save and except that the following described properties are excluded from the Redevelopment Project:

1. BEGINNING at the point of intersection of the northerly line of Geary Street and the westerly line of Franklin Street, running thence northerly along said line of Franklin Street 137 feet and 6 inches; thence at a right angle westerly 137 feet and 6 inches; thence at a right angle southerly 137 feet and 6 inches to the northerly line of Geary Street and thence at a right angle easterly along said line of Geary Street 137 feet and 6 inches to the point of beginning.
BEING a portion of WESTERN ADDITION BLOCK No. 130.
BEING also Assessor's Lot 2 of Block 696.
2. BEGINNING at a point on the southerly line of Geary Street, distant thereon 95 feet westerly from the westerly line of Fillmore Street; running thence westerly and along said line of Geary Street 87 feet and 6 inches; thence at a right angle southerly 137 feet and 6 inches; thence at a right angle easterly 45 feet; thence at a right angle northerly 6 feet; thence at a right angle easterly 42 feet and 6 inches; thence at a right angle northerly 131 feet and 6 inches to the point of beginning.
BEING a portion of WESTERN ADDITION BLOCK No. 359.
BEING also a portion of Assessor's lot 8, in Block 707.
3. BEGINNING at a point on the southerly line of Geary Street, distant thereon 147 feet and 6 inches easterly from the easterly line of Steiner Street; running thence easterly along said line of Geary Street 82 feet and 6 inches; thence at a right angle southerly 137 feet and 6 inches; thence at a right angle westerly 82 feet and 6 inches; thence at a right angle northerly 137 feet and 6 inches to the point of beginning.
BEING a portion of WESTERN ADDITION BLOCK No. 359.
BEING also Assessor's Lot 18, in Block 707.
4. BEGINNING at the point of intersection of the southerly line of Willow Street with the westerly line of Laguna Street; running thence southerly along the westerly line of Laguna Street 34 feet; thence at a right angle westerly 51 feet and 6 inches; thence at a right angle northerly 34 feet to the southerly line of Willow Street; thence easterly along the southerly line of Willow Street 51 feet and 6 inches to the point of beginning.
BEING a portion of WESTERN ADDITION BLOCK No. 228.
BEING also Assessor's Lot 5 of Block 734.

The Agency will acquire all real properties in the Project Area necessary to effectuate the Redevelopment Plan, except those properties to be retained in public ownership and those properties to be redeveloped by the present owners under the Owner Participation provisions of the Redevelopment Plan. Properties subject to the Owner Participation provisions of the Redevelopment Plan are indicated on Map A, Part II, entitled LAND USE MAP and are identified as follows:

	<u>BLOCK</u>	<u>LOTS</u>		<u>BLOCK</u>	<u>LOTS</u>
1.	696	12	18.	710	14
2.	696	14	19.	711	12-16
3.	701	20	20.	712	1
4.	702	1	21.	713	1
5.	702	2	22.	720	28-29
6.	702	3	23.	736	3
7.	702	4	24.	736	4
8.	702	21	25.	736	5
9.	702	27	26.	736	5A
10.	702	28	27.	1078	1-25
11.	702	28A	28.	1078	14
12.	702	28B	29.	1078	20
13.	707	1	30.	1078	21
14.	707	16	31.	1097	1
15.	707	17	32.	1098	9
16.	708	13	33.	1098	10-11-12
17.	708	13A			

H. OTHER PROVISIONS NECESSARY TO MEET STATE OR LOCAL REQUIREMENTS

1. The Participation of Present Property Owners

In conformity with the applicable provisions of Community Redevelopment Law the Redevelopment Plan provides for the participation in the redevelopment of certain property in the Project Area by the owners thereof if the owners of such property agree to participate in the redevelopment in conformity with the Redevelopment Plan by entering into an Owner Participation Agreement.

Each owner participation agreement will state the period of time during which the several activities of redevelopment affecting a particular property must be completed. The Agency will establish redevelopment schedules setting forth the time limitations governing the commencement and completion of site clearance, demolition and construction of improvements.

Such properties, the qualifications, basis and requirements for participation are set forth below.

Section a. - Parcels Eligible for Owner Participation by Means of Alterations, etc.:

The parcels listed in this section include existing buildings which are to be continued on their present site and in their present form and use, but which require alteration, improvement, modernization or rehabilitation under the Redevelopment Plan. The owner or owners thereof may exercise their right of participation by entering into a binding agreement, as hereinafter provided, to effectuate the minimum alteration, improvement, modernization or rehabilitation, the nature of which is set forth hereinbelow:

1. Block 696 - Lot 14

Stucco wall on east property line. Paint stucco to match existing. Repair and paint guard rail on east property line.

Block 701 - Lot 20

Clean and repair all exposed brick surfaces. Remove excess mortar, rake and repoint joints where exposed to weather. If waterproofing is necessary, paint or stucco all exposed surfaces.

Block 710 - Lot 14

Remove fences from south property line. Remove debris from back yard and landscape or surface with asphalt or concrete paving.

Block 708 - Lot 13

Clean or paint rear exposed walls. Relocate exhaust ducts to a position on roof. Provide insect proof garbage locker and storage for used meat boxes. Eliminate insanitary conditions in rear driveway.

Block 702 - Lot 28A

Modernize existing store front.

Block 702 - Lot 21

Clean exposed walls on west, south and east sides of church building. Remove excess mortar, rake and repoint joints where required. Repair and paint exposed wood exterior finish where necessary.

Block 708 - Lot 13A

Clean exterior walls. Repaint where necessary.

Block 1078 - Lots 1 and 25

Finish west and south exterior walls where exposed to match existing work.

Block 1098 - Lot 9

Remove cracked stucco and resurface where required. Modernize south and east surfaces of building.

Block 1098 - Lots 10, 11, and 12

Remove or repair building extensions on north wall. Paint south and east walls where exposed.

Section b. - Parcels Eligible for Owner Participation After Demolition and Clearance of Improvements Thereon

The property lines of parcels listed in this section will not be changed, but the improvements thereon must be cleared or demolished. The owner or owners of those parcels may participate in the Redevelopment Plan by entering into a binding agreement to clear or demolish said improvements and to develop the property in accordance with the Redevelopment Plan.

	<u>BLOCK</u>	<u>LOT</u>
1.	702	2
2.	702	27
3.	702	28B
4.	707	16
5.	720	29

Section c. - Parcels Eligible for Participation by Means of Acquisition of Additional Adjoining Land for Extension of Institutional Facilities

The parcels listed in this section include institutional buildings which are to be continued in their present form and use, and for which additional land area is required for the extension of the existing institutional facilities. The owner or owners of said properties may exercise their right to participate in the redevelopment of the Project Area by entering into a binding agreement to develop the acquired land, and where deemed necessary by the Agency, to improve their buildings all in accordance with the provisions of the Redevelopment Plan, and that any future or new form and use of said properties will conform to all of the provisions of the Redevelopment Plan and the Declaration of Restrictions.

	<u>BLOCK</u>	<u>LOT</u>		<u>BLOCK</u>	<u>LOT</u>
1.	702	21	3.	713	1
2.	711	12-16	4.	720	28

Section d. - Institutional Parcels Eligible for Participation by Means of Demolition and Clearance of Improvements Thereon and Acquisition of Adjoining Land

The owner or owners of properties listed herein may participate in the Redevelopment Plan by entering into a binding agreement to demolish and clear the improvements thereon, acquire adjoining land and erect new structures thereon in accordance with the Redevelopment Plan.

	<u>BLOCK</u>	<u>LOT</u>
1.	720	29
2.	736	3
3.	736	4

Section e. - Other Parcels Eligible to Participate

The improvements located on the parcels listed below presently require no alterations or improvements, do not conflict with the Land Use provisions of the Redevelopment Plan, and are to be continued in their present form and use. The owner or owners of said properties may participate in the Redevelopment Plan by entering into a binding agreement which provides for the closing of streets adjacent to said properties, where necessary, and that any future or new form and use of said properties will conform to all of the provisions of the Redevelopment Plan and the Declaration of Restrictions.

	<u>BLOCK</u>	<u>LOT</u>		<u>BLOCK</u>	<u>LOT</u>
1.	696	12	8.	712	1
2.	702	1	9.	720	28
3.	702	3	10.	736	5
4.	702	4	11.	736	5A
5.	702	28	12.	1078	20-21
6.	707	1	13.	1078	14
7.	707	17	14.	1097	1

The foregoing provisions shall not exclude from participation other eligible owners who may desire to join together and participate on a joint basis in the redevelopment of the Project Area. Such owners, prior to the expiration of the period within which owner participation sign-up is required in order to effect the applicable uses proposed in the Redevelopment Plan, may, but only in such manner, participate in the redevelopment by entering into a binding agreement to clear or demolish the improvements upon the land and to develop such property in conformity with the Redevelopment Plan.

An owner or owners whose property lies either partially or wholly within an area designated for Institutional or Public Use, except in the case of those institutions whose buildings are scheduled to remain, shall not be eligible to participate in the redevelopment thereof.

Section f. - Owner Participation Method

Owner participation in the redevelopment of property in the Western Addition Approved Redevelopment Project Area A-1 shall be carried out in the manner hereinafter set forth:

(1) Owner Participation Sign-Up Period

Within a period of thirty (30) days after the adoption of the Redevelopment Plan by the Board of Supervisors of the City and County of San Francisco, owners of property in the Project Area, who are eligible and who desire to participate in the redevelopment of the Project Area will be required to enter into a binding agreement for participation in accordance with the Redevelopment Plan. The Board of Supervisors may extend such period of time by not more than sixty (60) days. Such an agreement will be known as an Owner Participation Agreement.

(2) Time when Land Will Be Available for Building Purposes

Owners of property eligible for participation under preceding Sections b and d, shall conform to the provisions of the redevelopment schedules as established by the Agency. Upon completion of site clearance by the Participating Owner, the Agency will install or cause to be installed site improvements necessary to the effectuation of the Redevelopment Plan, after which it will give written notice to such Participating Owner that the land is ready for building purposes.

Owners of property eligible for participation under preceding Sections c and d shall conform to the provisions of the redevelopment schedules as established by the Agency. Upon completion of site clearance and the installation of necessary site improvements, the Agency will give written notice to such Participating Owner that the land is available for development, at which time such Participating Owner shall purchase additional land for expansion purposes as agreed.

In owner participation agreements between the Agency and Participating Owners eligible under preceding Sections a, b, c, d, and e herein, there shall be included the provisions stated under Section D. CONTROLS ON REDEVELOPMENT which furnish adequate safeguards that the work of redevelopment will be carried out pursuant to the Redevelopment Plan and the Declaration of Restrictions, and to prevent speculation in the holding of land in the Project Area. In addition, such Owner Participation Agreements shall contain the Redevelopment Schedules affecting such properties.

(3) Alteration, etc., Obligations of Participating Owner

The Participating Owner as defined under preceding Section a hereof will be required to alter, improve, modernize, or rehabilitate his property in conformity with the provisions of the Redevelopment Plan and the Declaration of Restrictions, both of which shall be included in the Owner Participation Agreement and made a part thereof.

Each Owner Participation Agreement shall stipulate those alterations, improvements, modernization or rehabilitation required to bring the property into conformity with the Redevelopment Plan.

Such participating owner will be required to commence and complete such alteration, improvement, modernization or rehabilitation within a period to be prescribed in said Owner Participation Agreement.

(4) Failure of Owner to Participate as Agreed - Alternative Provisions

In the event of default or breach of an Owner Participation Agreement or any of its terms or conditions by a participating owner whose eligibility to participate is established in Sections a, b, c, d, and e hereof, the Agency shall follow the alternative provisions hereinafter set forth.

In case of improved property, under Section a, hereof, the Agency may acquire and dispose of land and improvements thereon to a purchaser who will agree to alter, improve, modernize or rehabilitate in accordance with the Redevelopment Plan, or it may clear and dispose of the land.

In the case of properties under Sections b and e hereof, the Agency may acquire the property of said owner and shall then dispose of said property in accordance with the provisions of the Redevelopment Plan, as if said Owner Participation Agreement had not been entered into.

In the case of properties under Section c hereof, where certain institutions acquire additional adjoining property, the Agency will retain or recover title to such additional property, shall acquire the existing properties of said owners and shall dispose of said properties in accordance with the alternate use provided in the Redevelopment Plan.

In the case of properties under Section d hereof, where certain institutions agree to demolish the improvements on their existing properties and to acquire additional adjoining property, the Agency will acquire the existing properties of said institutions, demolish and clear the existing improvements thereon, will retain or recover title to such additional property and will dispose of said properties in accordance with the alternate plan use provided in the Redevelopment Plan.

The amount to be paid said owner in the event of purchase after such default or breach shall be the fair market value of the property as of the date of execution of the agreement.

(5) Failure of Owner to Participate - Effectiveness of Alternative Provisions

If for thirty (30) days after adoption of the Redevelopment Plan by the Board of Supervisors, an owner fails or refuses to enter into a binding agreement for participation in accordance with the Redevelopment Plan, the alternative

provisions set forth in sub-section (4) hereof shall become effective as the official Redevelopment Plan for the Project Area. The Board of Supervisors of the City and County of San Francisco may extend the 30 day period by not more than sixty (60) days.

2. Property Management

Improved properties acquired in the Project Area will be managed and operated by the Agency until such time as said improvements are demolished, removed, or sold.

3. Relocation

In accordance with the provisions of the California Community Redevelopment Law and the Federal Housing Act of 1949, as amended, persons now residing in the Project Area will be assisted by the Agency in finding suitable housing. No residents will be required to move unless there are decent, safe, and sanitary dwellings available to them within the City and County of San Francisco at rents within their financial means at the time of their displacement. In cases where it is necessary for residents to move to temporary locations, the Agency will have a continuing responsibility to assist such residents in locating adequate permanent facilities within three years from the time they are displaced. Relocation will be carried out in accordance with a Relocation Plan adopted by the Agency.

Method of Financing

For the purpose of carrying out the Project, the Redevelopment Agency will obtain a project temporary loan from the United States of America (hereinafter called the "Government") in the estimated amount of Sixteen Million Two Hundred Thirty-eight Thousand Eight Hundred and Forty-six Dollars (\$16,238,846.00). The obligations evidencing the Agency's indebtedness to the Government for the project temporary loan shall be in a form satisfactory to the Government. Said obligations will not be a debt of the City and County of San Francisco, the State of California, nor any of its political subdivisions. Neither the City and County of San Francisco, the State of California nor any of its political subdivisions shall be liable on said obligations nor in any event shall the obligations be payable out of funds or properties other than those of the Agency, and the obligations shall so state on their face.

The purpose for which the proceeds obtained from the project temporary loan shall be spent are: (1) the acquisition of project land; (2) the expenses incurred through the relocation of persons residing in the Project Area; (3) the expenses relating to the razing, demolition or removal of buildings and other improvements in the Project Area; (4) the expenses in connection with the disposition of project land; (5) the expenses of administering the Project, including interest charges, and other expenses necessary to effectuate the Redevelopment Plan.

The Redevelopment Agency will make payment on the project temporary loan obligations from the proceeds of the disposition of project land estimated at Eight Million Two Hundred Eighty-seven Thousand Five Hundred and Twenty-eight Dollars (\$8,287,528.00), and from a Capital Grant from the Government estimated at Seven Million Nine Hundred Fifty-one Thousand Three Hundred and Eighteen Dollars (\$7,951,318.00).

Both the project temporary loan and the Capital Grant or Grants are to be made by the Government to the Redevelopment Agency under the terms of a certain Contract entered into by and between the Redevelopment Agency and the Government.

The Capital Grant or Grants will not be made to the Redevelopment Agency by the Government until local grants-in-aid have been provided, as required by the Contract referred to in the preceding paragraph of this Plan.

Pursuant to the provisions of Title I of the Housing Act of 1949, as amended, the Redevelopment Agency will pool the non-cash local grant-in-aid credits for such site improvements and public facilities which the City and County of San Francisco and/or the San Francisco Unified School District will provide in connection with both the Western Addition and the Diamond Heights Projects. Thus, the excess non-cash local grant-in-aid credits for site improvements and public facilities to be provided with respect to the Diamond Heights Project shall be utilized to finance the Western Addition Project.

Said site improvements and public facilities shall include, without being limited to, the items listed below for which funds are presently provided or for which funds will be provided by the Board of Supervisors of the City and County of San Francisco at the time of or in connection with the adoption of the Redevelopment Plan.

		Funds Appropriated, Appropriations Pending or Funds Available When Needed	Appropriation Number	Estimated Non-Cash Local Grants- in-Aid
DIAMOND HEIGHTS PROJECT		Estimated Cost		
1. Glen Canyon Trunk Sewer	\$ 131,000	\$ 131,000	804-000-097	\$ 78,600
2. Firehouse Reconstruction	80,360	80,360	811-550-104-01	26,787
3. Glen Canyon Day Camp	222,770	222,770	180-550-06	111,385
4. Water-Distribution System				
620" Water Main Relocation	454,747	454,747	5-747-514-000	454,747
5. Street Lighting	173,000	173,000 ⁽¹⁾	5-713-503-000	173,000
6. Elementary School Site	134,650	134,650 ⁽²⁾		134,650
Sub-total	\$1,196,527	\$1,196,527		\$ 979,169
WESTERN ADDITION PROJECT				
1. Geary Street Widening	\$4,342,000	(\$3,232,000 (\$ 110,000 (\$1,000,000	5-672-500-232 5-685-600-069 806-000-200	\$2,117,369
2. Webster Street Widening	800,000	800,000	5-672-500-233	157,883
3. O'Farrell Street Improvements (Portion within Project)	56,600	56,600	136-992-00	56,600
4. Eddy Street Improvements (Portion bordering Project)	22,000	22,000	240-991-05	11,000
5. Ellis Street Improvements (Portion within Project)	50,000	50,000	340-995-50	50,000
6. Traffic Signals	90,000	90,000	5-685-500-004	67,362
7. Fire and Police Boxes	29,974	29,974	5-233-913-000	12,732
8. Low Pressure Water	120,000	120,000	5-747-515-000	47,990
9. Auxiliary Water System				
a. High Pressure Water Mains	89,000	(9,000 (80,000	5-423-500-145 5-672-500-232	89,000
b. Cisterns	100,000	100,000 ⁽¹⁾	6-423-503-145	100,000
10. Street Lighting	217,300	(154,850 (62,450 ⁽²⁾	5-715-503-000 5-715-503-000	163,489
11. Sewers	396,000	396,000	804-000-050	229,756
12. Girls High School (Conversion)	1,130,491	1,130,491	809-550-032	160,530
13. Raphael Weill School (Expansion)	345,532	45,532	809-550-372	17,758
14. Hamilton Recreation Center	1,465,196	(765,196 (350,000 ⁽²⁾	807-550-044 5-657-602-000	122,672
15. Hayward Playground	323,279	323,279	807-550-012	74,354
16. Firehouse (Turk & Webster Streets)	223,190	223,190	811-500-004	45,754
Sub-total	\$ 9,800,562	\$ 9,150,562		\$3,524,249
Total both Projects	\$10,997,089	\$10,347,089		\$4,503,418
Amount of Non-Cash Local Grants-in-Aid required to finance the Western Addition and Diamond Heights Projects (One-third of the aggregate net project costs of both Projects (\$13,197,724)				<u>\$4,399,241</u>
Surplus Non-Cash Local Grants-in-Aid to be applied to either of the aforementioned Projects or to future projects				\$ 104,177

(1) - Included in 1956 - '57 budget.

(2) - Supplemental Appropriations Pending.

It is recognized that figures shown herein are estimated figures and are subject to revision. The extent of the City's contribution and commitment for non-cash local grants-in-aid will be contained in the ordinance adopting the Redevelopment Plan and in any subsequent ordinances required to effect amendments thereto, and will require certification of the Controller of the City and County of San Francisco that funds for such non-cash local grants-in-aid have been appropriated and are available.

It is further recognized that the estimates regarding the disposition of land acquired by the Agency and the estimated costs of the site improvements and public facilities listed hereinabove are subject to further revision. In the event that the local grant-in-aid credits obtained by the provision of facilities and improvements listed hereinabove are not equal to one-third of the aggregate net project costs of the Diamond Heights project and the Western Addition project, the City and County of San Francisco, subject to its fiscal laws, will provide such additional non-cash or cash grants-in-aid as may be necessary to increase the total amount of non-cash and cash local grants-in-aid to not less than one-third of the aggregate net project costs thereof.

It is the intention of the City and County of San Francisco and/or the San Francisco Unified School District to provide the additional public facilities listed below for which funds are not presently available on designated land presently owned by the City and County of San Francisco within the designated Project Area or on land within the designated Project Area to be acquired by the City and County of San Francisco and/or the San Francisco Unified School District. Provisions for the expenditures necessary to provide the public facilities listed below for which funds are not presently available shall be subject to such action as may be required by law.

A. DIAMOND HEIGHTS PROJECT

1. Two Public Recreation Areas and a Park
2. Branch Library
3. Elementary School
4. Junior High School
5. Home School (Public)

B. WESTERN ADDITION PROJECT

1. Raphael Weill School Expansion (In addition to improvements already provided)

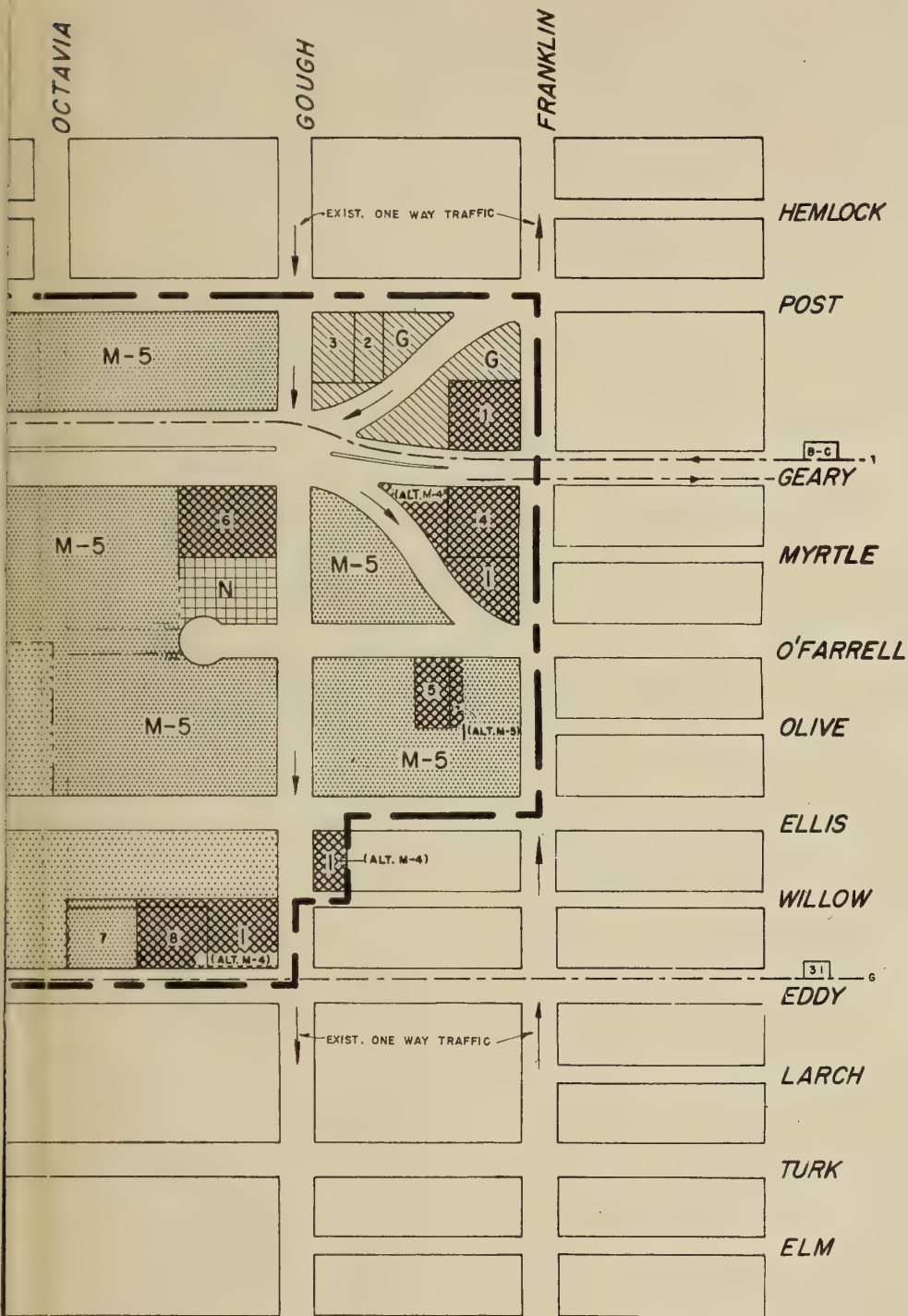
Subsequent to the provision of funds by the City and County of San Francisco and/or the San Francisco Unified School District for the installation of any of the aforementioned public facilities, for which funds are not presently available, the Agency shall request the Urban Renewal Administration to take appropriate action to effect additional non-cash local grant-in-aid credits resulting therefrom, to be applied to either of the aforementioned projects or to future projects.

Payment for Property Condemned

The project temporary loan described herein will include funds to pay for property acquired by the Agency in the estimated amount of Thirteen Million Three Hundred Twenty-six Thousand Four Hundred and Fifty-two Dollars (\$13,326,452.00). Such funds will be credited to an account known by the title, Real Estate Purchases, or a similar title, and shall be made available to the Agency by the Government as needed to pay for property in accordance with the terms of that certain Contract entered into by and between the Agency and the Government. The Agency will pay the fair market value for all properties acquired. In the condemnation of any real property, the Agency will comply with all the provisions of law relative to the exercise of the right of eminent domain.

AMENDMENT

This Redevelopment Plan may be amended in any manner as is now or hereafter may be permitted by law.



1	28	STORES (APTS ABOVE)	C
1	29	SANITARY LAUNDRY	C
C	30	APARTMENT BUILDING	M-5
O	31	USED CAR LOT	C
O			
O			

NOTE:
ALL HOUSING TO BE PRIVATE
MULTI-FAMILY.

* PROPERTIES EXCLUDED FROM THE
REDEVELOPMENT PLAN

APPROVED BY THE
REDEVELOPMENT
AGENCY OF THE CITY
AND COUNTY OF
SAN FRANCISCO ON

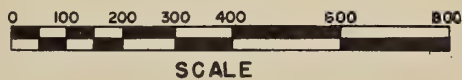
DATE: NOV. 23, 1954

CHAIRMAN

SECRETARY

REVISIONS
NO. DATE

1. 1-12-56

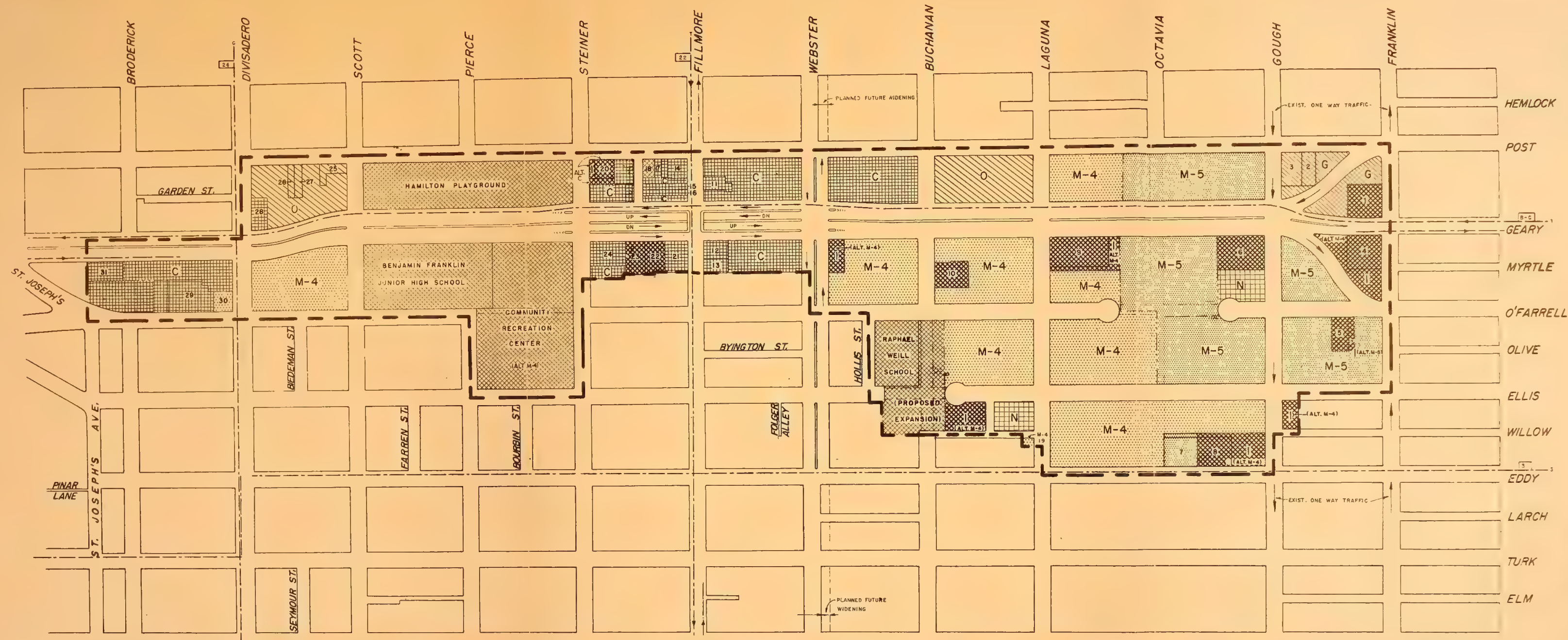


DRAWN BY: *JS*

CHECKED BY: *ICE*

DATE: 5/13/54

PART II
A



EXISTING USES TO BE RETAINED																	
NO.	DESCRIPTION	USE	3	ST. MARK'S LUTHERAN CHURCH	1	10	BUCHANAN STREET "Y"	1	16	STORE	C	22	CONGREGATION BETH ISREAL	1	28	STORES (APTS ABOVE)	C
#1	HAMILTON SQUARE BAPTIST CHURCH	I	6	ST. VINCENT HIGH SCHOOL	1	11	STORE	C	17	STORE	C	23	MASONIC TEMPLE	1	29	SANITARY LAUNDRY	C
			7	APARTMENT BUILDINGS	M-5	12	BANK AND HOTEL	C	18	POST OFFICE BUILDING	I	24	SAFEMART STORE	C	30	APARTMENT BUILDING	M-5
2	STUDIO BUILDING	G	8	CATHEDRAL PRES. SCHOOL	1	13	STORE	C	19	* APARTMENT BUILDING	C	25	POST-SCOTT MEDICAL BUILDING	0	31	USED CAR LOT	C
3	GARAGE (DE SOTO CABS)	G	9	SALVATION ARMY OFFICER'S	1	14	STORE	C	20	JONES METHODIST CHURCH	I	26	MT. ZION PSYCHIATRIC CLINIC	0			
4	UNITARIAN CHURCH	I		TRAINING CENTER	1	15	STORE	C	21	STORES AND OFFICES	C	27	MEDICAL OFFICES	0			

NOTE
ALL HOUSING TO BE PRIVATE MULTI-FAMILY.
* PROPERTIES EXCLUDED FROM THE REDEVELOPMENT PLAN

LEGEND

- RESIDENTIAL USES**

 - M-4 MEDIUM DENSITY (70-100 PERSONS / ACRE)
 - M-5 HIGH DENSITY (100-250 PERSONS / ACRE)
 - I INSTITUTIONAL USES
 - P PUBLIC USES AS NOTED
- COMMERCIAL USES**

 - G GENERAL
 - C COMMUNITY SHOPPING
 - N NEIGHBORHOOD SHOPPING
 - O OFFICE AND PROFESSIONAL
- OTHER FEATURES**

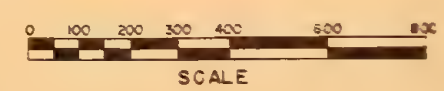
 - PB PUBLIC TRANSPORTATION ROUTE, TRACKLESS TROLLEY
 - ST PUB. TRANSP. ROUTE, GAS BUS
 - PROJECT STREETS
 - EASEMENTS
 - PROJECT BOUNDARY
 - USE SEPARATION

LAND USE MAP

WESTERN ADDITION REDEVELOPMENT PROJECT AREA A-1
REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO
512 GOLDEN GATE AVENUE, SAN FRANCISCO 2, CALIFORNIA
ORDWAY 3-6134

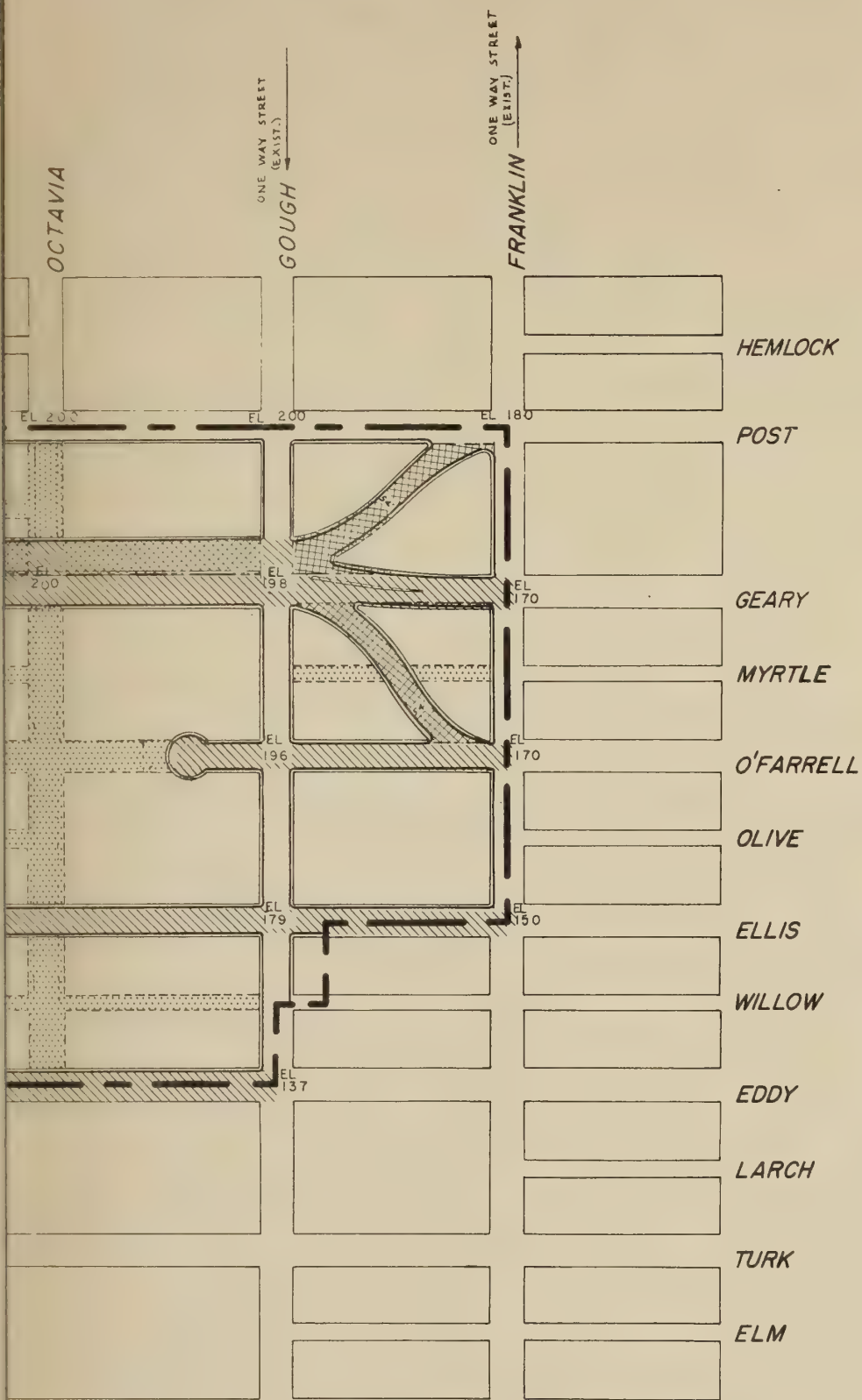
APPROVED BY THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO ON
DATE: NOV. 23, 1954
CHAIRMAN
SECRETARY

REVISIONS NO.	DATE
1	1-12-56



DRAWN BY: [Signature]
CHECKED BY: [Signature]
DATE: 1-12-56

PART II
A



NOTES

R.O.W. OF EXISTING STREETS 68'-9" EXCEPT AS NOTED
R.O.W. OF MYRTLE ST., OLIVE ST. & WILLOW ST. 35'-0"
EXISTING PAVING TO BE REMOVED BEFORE REPAVING
O.A. DIMEN. SHOWN FOR GEARY & WEBSTER ARE PROPOSED R.O.W. WIDTHS

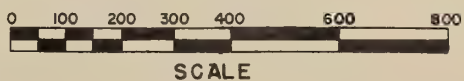


APPROVED BY THE
REDEVELOPMENT
AGENCY OF THE CITY
AND COUNTY OF
SAN FRANCISCO ON

DATE: NOV. 23, 1954

[Signature]
CHAIRMAN
[Signature]
SECRETARY

REVISIONS
NO. DATE



DRAWN BY: *TCB*

CHECKED BY: *JLB*

DATE: 11/23/54

PART II
B



PLANNED FUTURE WIDENING IN ACCORDANCE WITH TRAFFICWAYS PLAN

NOTES
 ROW OF EXISTING STREETS 60'-9" EXCEPT AS NOTED
 R.O.W. OF MYRTLE ST., OLIVE ST. & WILLOW ST. 35'-0"
 EXISTING PAVING TO BE REMOVED BEFORE REPAVING
 O.A. DIMEN SHOWN FOR GEARY & WEBSTER ARE PROPOSED R.O.W. WIDTHS

LEGEND

EXISTING PAVED STREETS & SIDEWALKS TO BE RETAINED

PAVING TO BE REMOVED

NEW PAVING & SIDEWALKS

PROPERTY REQUIRED FOR STREET WIDENING & R.O.W. TO BE DEDICATED RIGHTS OF WAY TO BE VACATED

PROJECT BOUNDARY

NEW EASEMENTS

SITE PREPARATION PLAN STREETS AND HIGHWAYS

WESTERN ADDITION REDEVELOPMENT PROJECT AREA A-1
 REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO
 512 GOLDEN GATE AVENUE, SAN FRANCISCO 2, CALIFORNIA

APPROVED BY THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO ON

DATE: NOV. 23, 1954

CHAIRMAN

SECRETARY

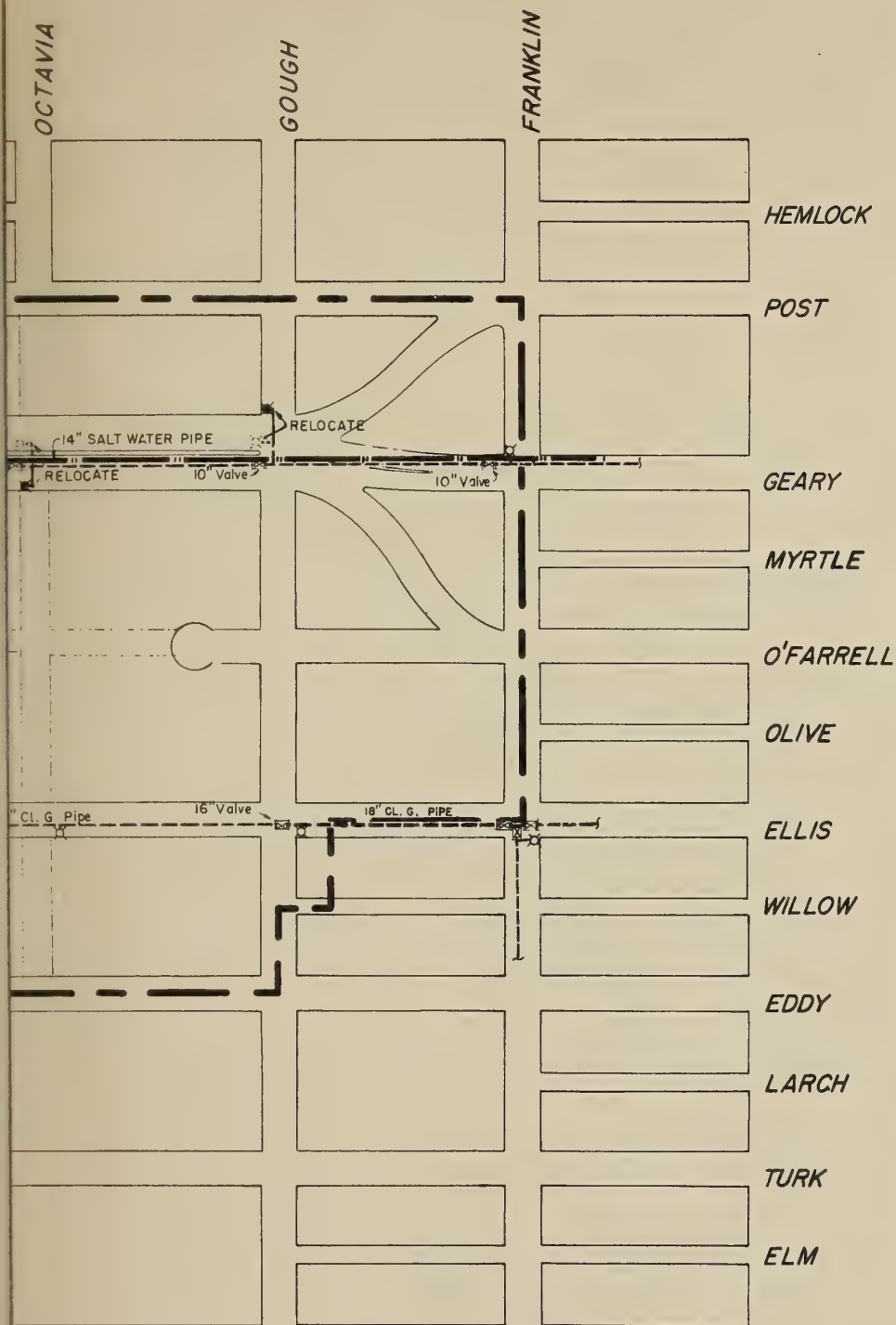
REVISIONS NO. DATE

0 100 200 300 400 500 600 800

SCALE

PART II

B

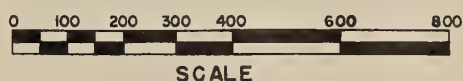


APPROVED BY THE
REDEVELOPMENT
AGENCY OF THE CITY
AND COUNTY OF
SAN FRANCISCO ON

DATE: NOV. 23, 1954

[Signature]
CHAIRMAN
[Signature]
SECRETARY

REVISIONS
NO. DATE



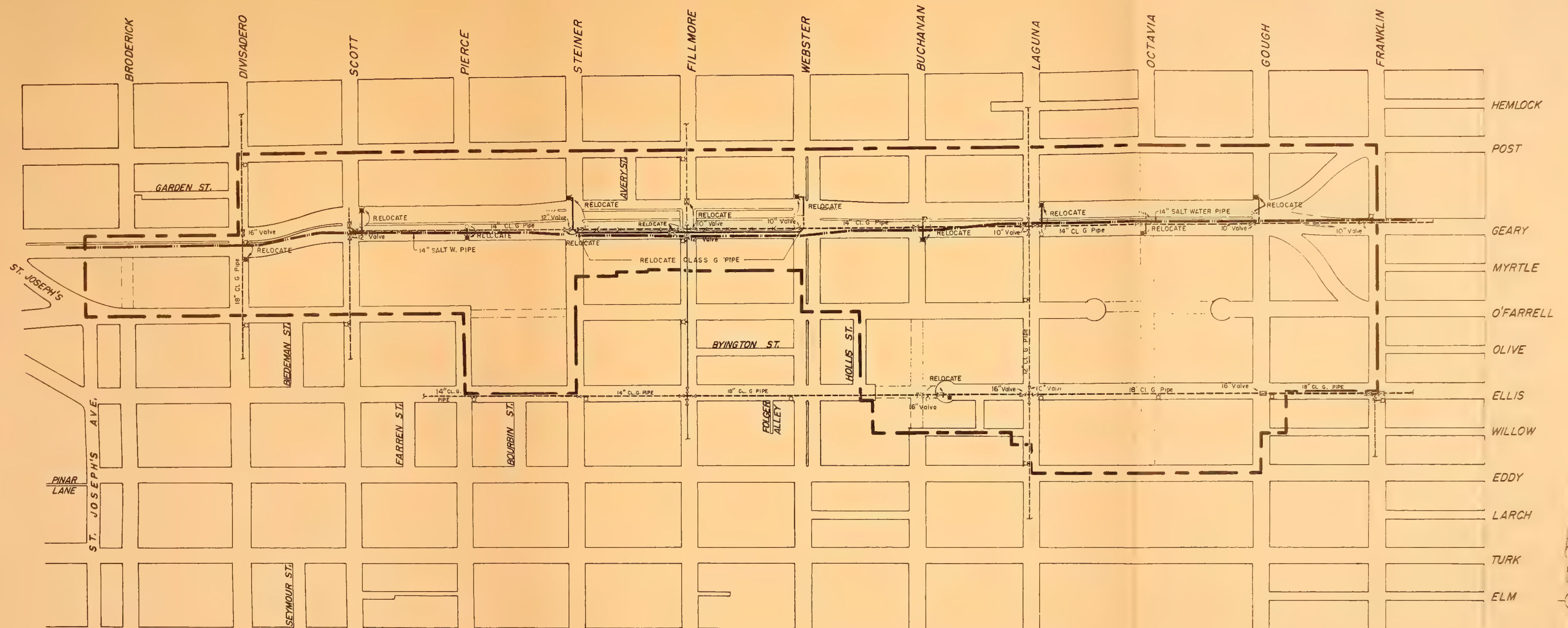
DRAWN BY: *NET*

CHECKED BY: *ILB*

DATE: 11/24/54

PART II

C



LEGEND

- EXIST. HYDRANTS TO REMAIN
- EXIST. HYDRANTS TO BE REMOVED
- RELOCATED HYDRANTS
- EXIST. SALTWATER PIPE TO REMAIN (PRIVATELY OWNED)
- EXIST. HP PIPE (CLASS G) TO REMAIN
- RELOCATED HP PIPE CLASS G
- EXIST. HP PIPE TO BE REMOVED
- EXIST. VALVES TO BE REMOVED
- RELOCATED VALVES
- PROJECT BOUNDARY
- NEW EASEMENT

SITE PREPARATION PLAN AUXILIARY WATER

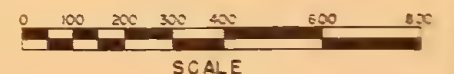
WESTERN ADDITION REDEVELOPMENT PROJECT AREA A-1
REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO
512 GOLDEN GATE AVENUE, SAN FRANCISCO 2, CALIFORNIA

APPROVED BY THE
REDEVELOPMENT
AGENCY OF THE CITY
AND COUNTY OF
SAN FRANCISCO ON

DATE: NOV. 23, 1954

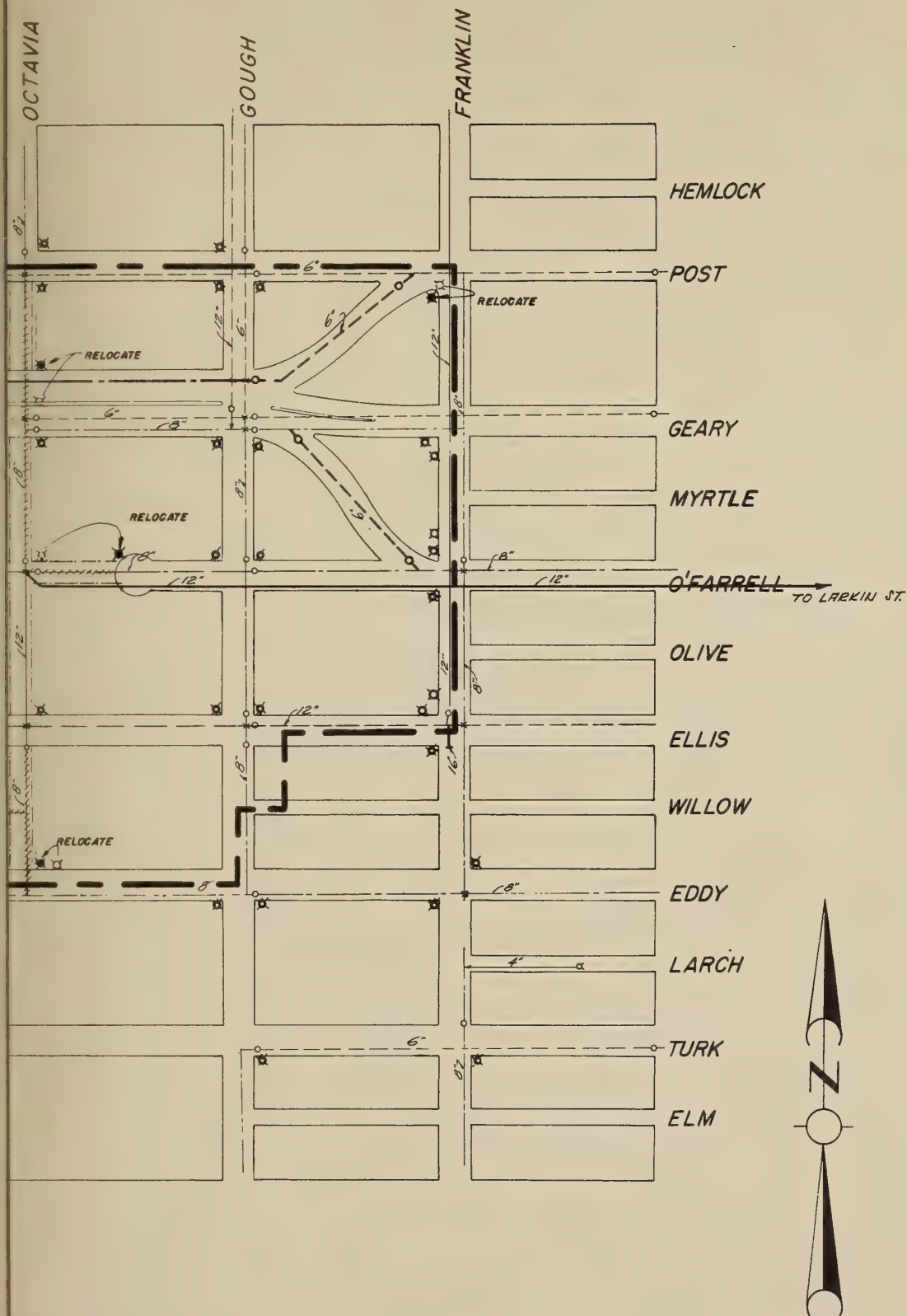
CHAIRMAN
SECRETARY

REVISIONS
NO. DATE



DRAWN BY: J. S.
CHECKED BY: J. S.
DATE: 11/24/54

PART II
C



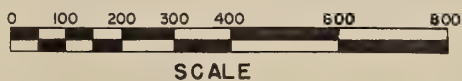
APPROVED BY THE
REDEVELOPMENT
AGENCY OF THE CITY
AND COUNTY OF
SAN FRANCISCO ON

DATE: NOV. 23 1954

W. J. [Signature]
CHAIRMAN

W. J. [Signature]
SECRETARY

REVISIONS
NO. DATE



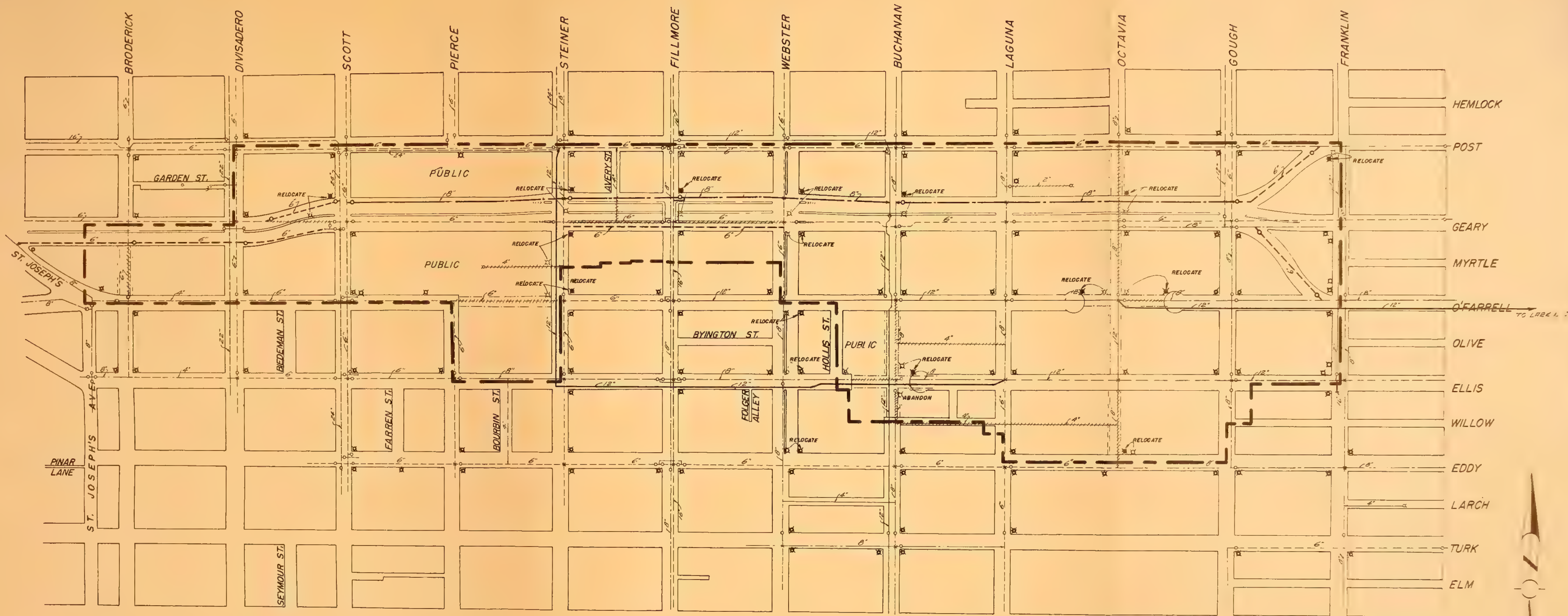
DRAWN BY: LL ST

CHECKED BY: TUP

DATE: 11/24/54

PART II

D



LEGEND

- EXISTING L.P. HYDRANTS TO REMAIN
- EXISTING L.P. HYDRANTS TO BE REMOVED
- RELOCATED HYDRANTS
- EXISTING L.P. PIPE TO REMAIN
- EXISTING L.P. MAINS TO BE ABANDONED
- NEW L.P. MAINS TO BE INSTALLED
- GATE VALVES
- BOUNDARY OF PROJECT
- NEW EASEMENT

NOTE:
HYDRANTS ARE SHOWN WITHIN PROPERTY
LINE TO AVOID CROWDING SYMBOLS.
ACTUAL LOCATION OF HYDRANTS IS IN
STREET RIGHT-OF-WAY
MIN. WATER PRESSURE = 45 P.S.I.

SITE PREPARATION PLAN LOW PRESSURE WATER

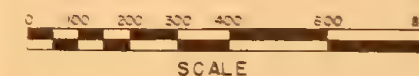
WESTERN ADDITION REDEVELOPMENT PROJECT AREA A-1
REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO
512 GOLDEN GATE AVENUE, SAN FRANCISCO 2, CALIFORNIA
ORDWAY 3-6134

APPROVED BY THE
REDEVELOPMENT
AGENCY OF THE CITY
AND COUNTY OF
SAN FRANCISCO ON

DATE: NOV. 23, 1954

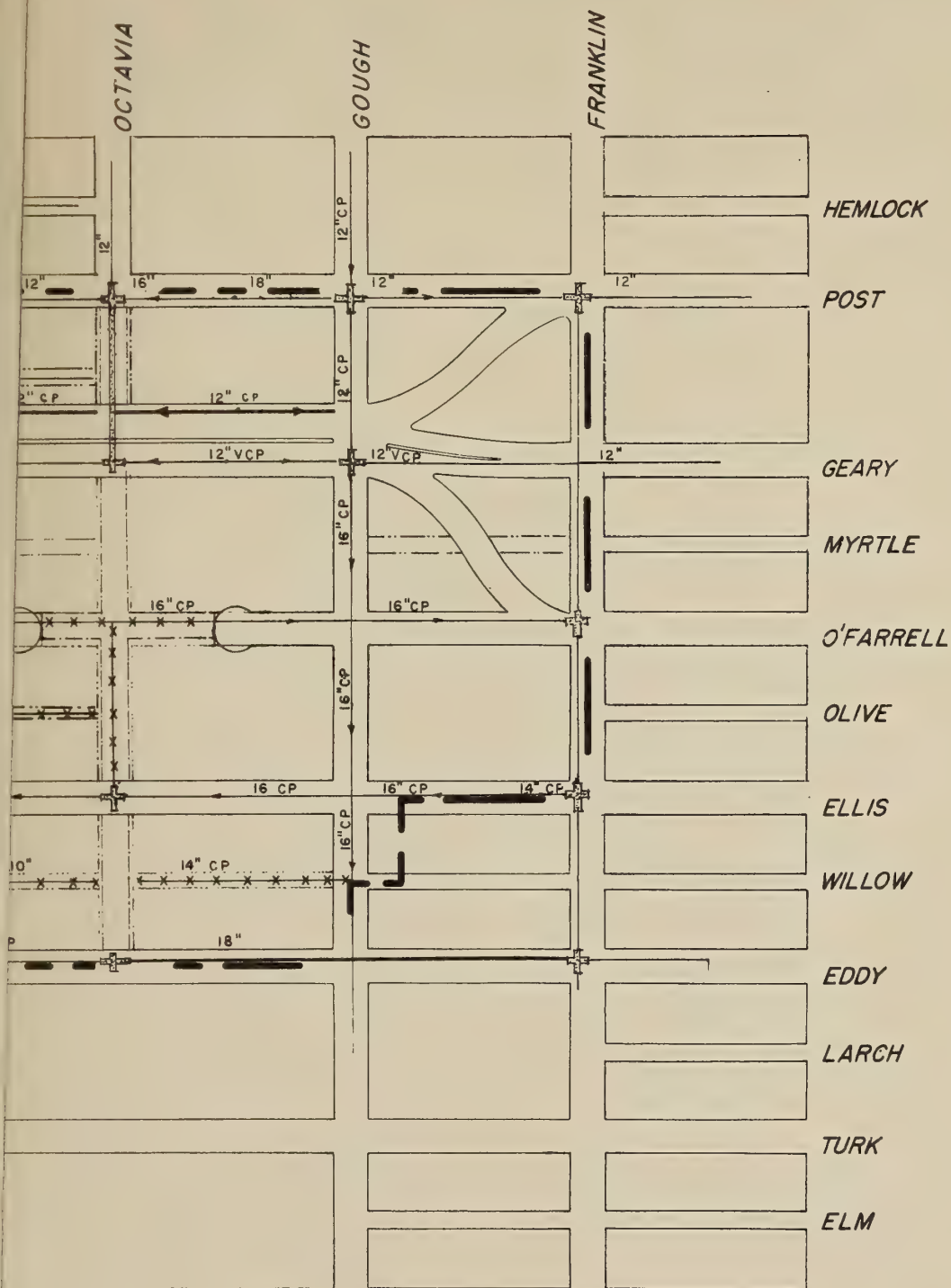
CHAIRMAN
SECRETARY

REVISIONS
NO. DATE



DRAWN BY: JST
CHECKED BY: TUP
DATE: 12/2/54

PART II
D



NORMAL LOCATION OF TRUNK SEWERS IS $\frac{1}{2}$ OF STREET. TRUNK SEWERS ON PROJECT BOUNDARY ARE SHOWN OFF-SET TO AVOID CONFLICT WITH BOUNDARY DELINEATION.

LEGEND

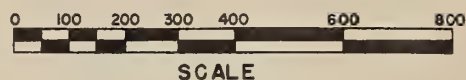
A-1
CISCO
3-6134

APPROVED BY THE
REDEVELOPMENT
AGENCY OF THE CITY
AND COUNTY OF
SAN FRANCISCO ON

DATE: NOV. 23, 1954

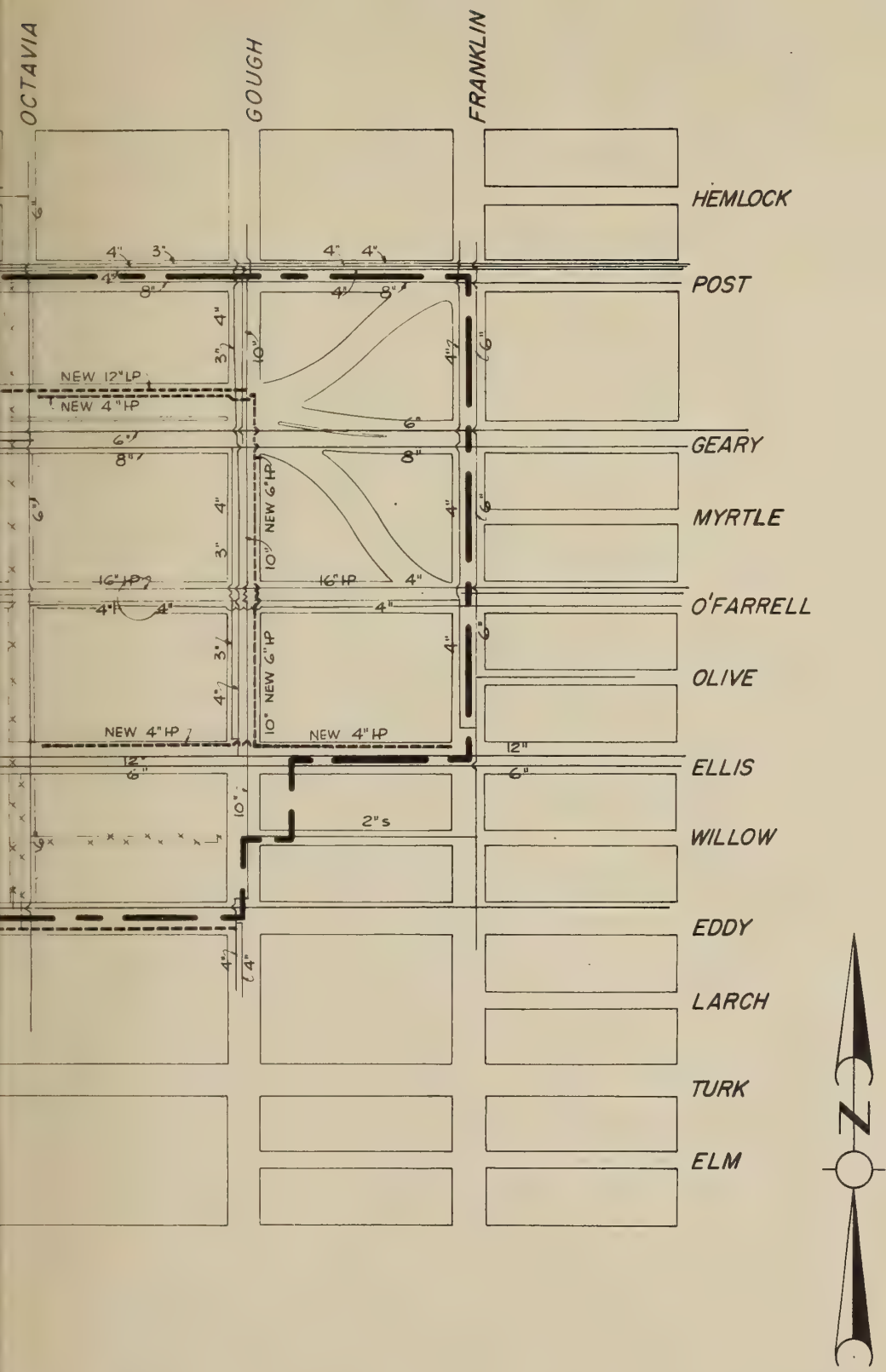
[Signature] CHAIRMAN
[Signature] SECRETARY

REVISIONS
NO. DATE



DRAWN BY: J. ST.
CHECKED BY: JUB
DATE: 11-24-54

PART II
E

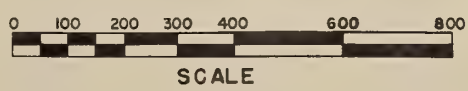


APPROVED BY THE
REDEVELOPMENT
AGENCY OF THE CITY
AND COUNTY OF
SAN FRANCISCO ON

DATE: NOV. 23, 1954

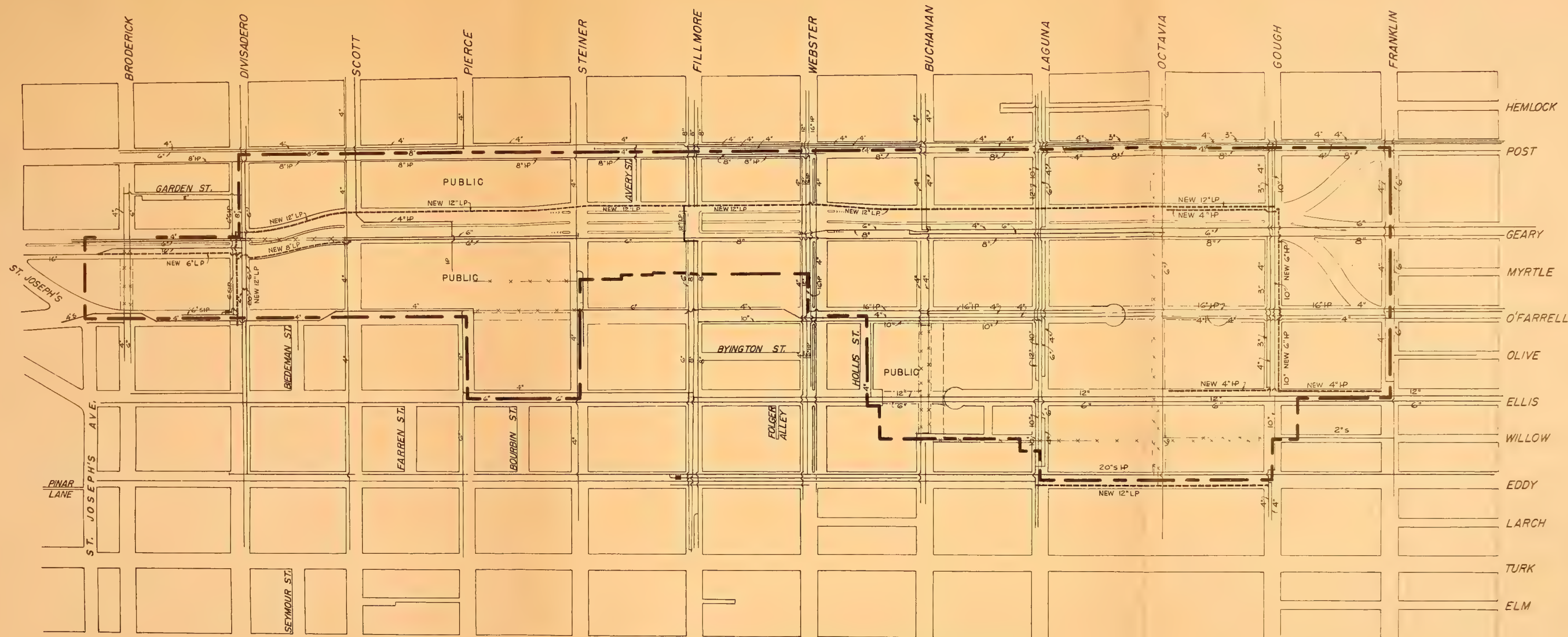
[Signature] CHAIRMAN
[Signature] SECRETARY

REVISIONS
NO. DATE



DRAWN BY: *[Signature]*
CHECKED BY: *[Signature]*
DATE: 11/24/54

PART II
F.



LEGEND

- PROJECT BOUNDARY
- EASEMENT
- EXISTING GAS MAIN
- GAS MAIN TO BE INSTALLED
- GAS MAIN TO BE DISCONTINUED & ABANDONED
- LP LOW PRESSURE
- HP HIGH PRESSURE
- SHP SEMI HIGH PRESSURE
- NOTE: ALL EXISTING MAIN SHOWN IS LOW PRESSURE UNLESS OTHERWISE NOTED

SITE PREPARATION PLAN GAS

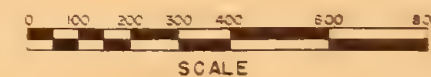
WESTERN ADDITION REDEVELOPMENT PROJECT AREA A-1
REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO
512 GOLDEN GATE AVENUE, SAN FRANCISCO 2, CALIFORNIA

APPROVED BY THE
REDEVELOPMENT
AGENCY OF THE CITY
AND COUNTY OF
SAN FRANCISCO ON

DATE: NOV. 23, 1954

CHAIRMAN
SECRETARY

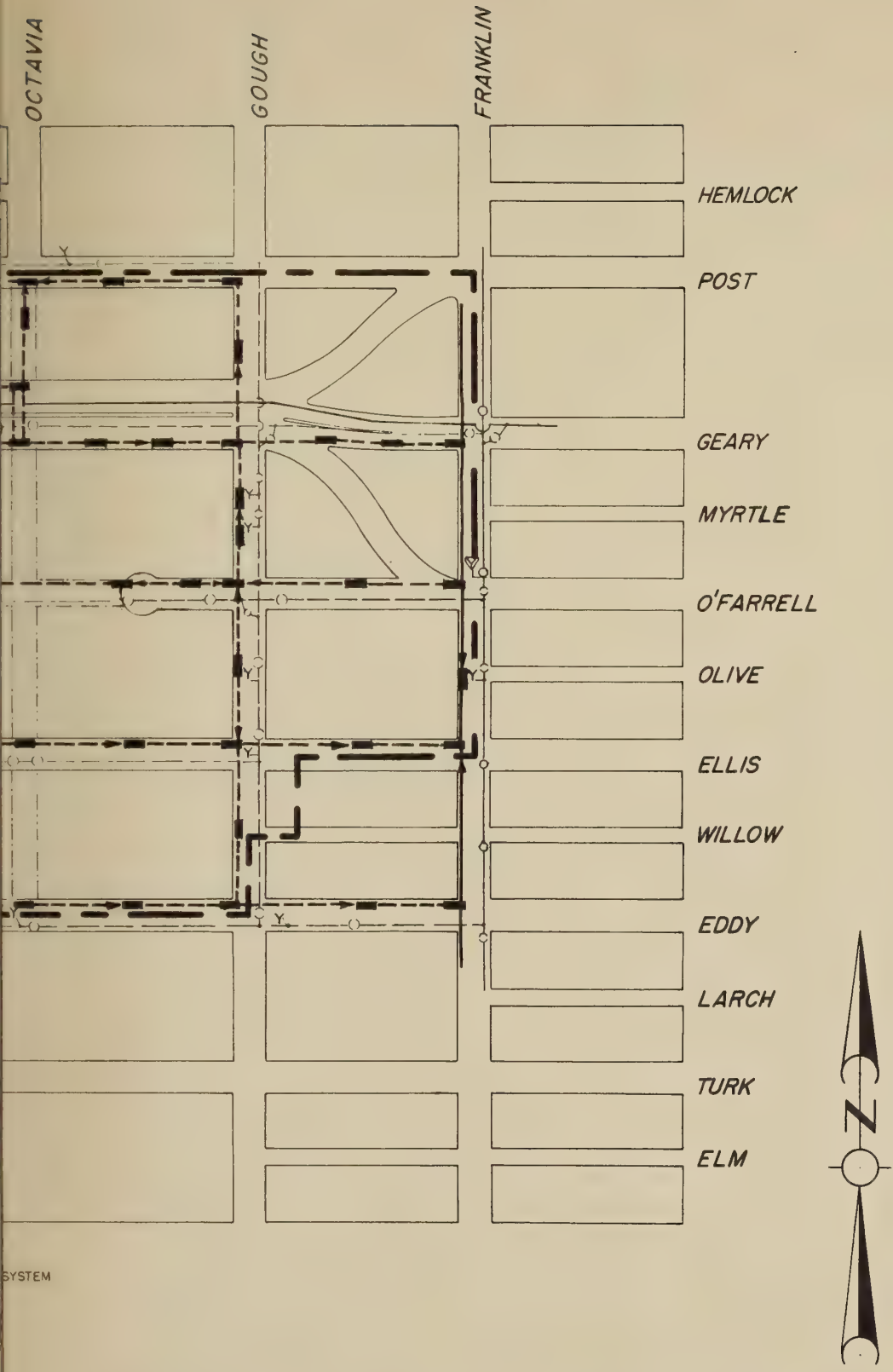
REVISIONS
NO. DATE



DRAWN BY: S.S.
CHECKED BY: J.B.
DATE: 11/24/54

PART II
F.

ORDWAY 3-6134

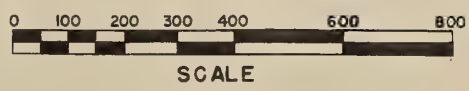


APPROVED BY THE
REDEVELOPMENT
AGENCY OF THE CITY
AND COUNTY OF
SAN FRANCISCO ON

DATE: NOV. 25, 1954

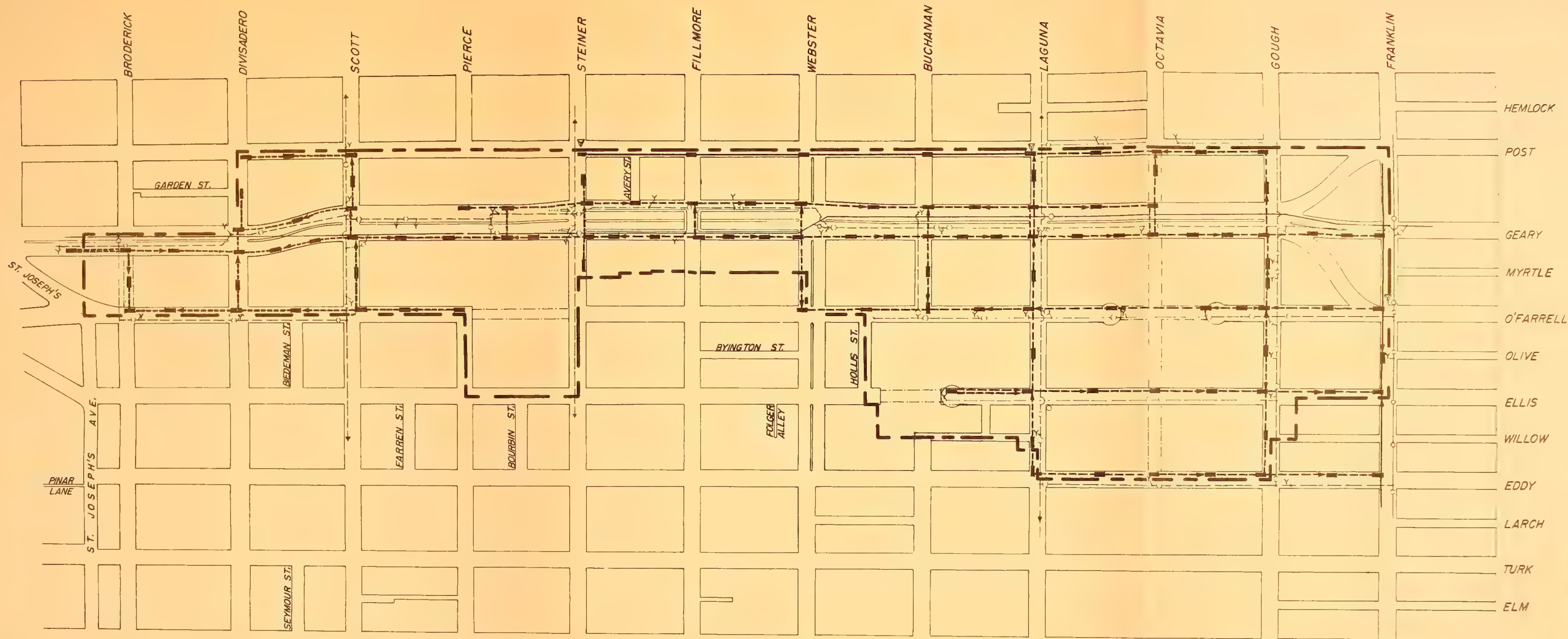
W. H. Harrison
 CHAIRMAN
M. C. Permann
 SECRETARY

REVISIONS
NO. DATE



DRAWN BY: N. ST.
 CHECKED BY: T. R.
 DATE: 11/25/54

PART II
G



NOTE: OVERHEAD DISTRIBUTION SYSTEM
TO BE REMOVED

LEGEND

- PRESENT 12 KV PRIMARY, 3 PHASE
- PROPOSED ADDITIONAL 12 KV PRIMARY, 3 PHASE
- PRESENT 120/208 V "Y" CONNECTED TRANSFORMER BANK
- PROPOSED ADDITIONAL 120/208 V "Y" CONNECTED TRANSFORMER BANK
- PRESENT 12 KV SWITCH
- PROPOSED 12 KW SWITCH
- PRESENT 120/208 V "Y" 4 WIRE SECONDARY MAIN & BUS
- PROPOSED 120/208 V "Y" 4 WIRE SECONDARY MAIN
- PROPOSED SECONDARY BUS
- PROPOSED 12 KV POLE RISER
- LEAVE SECONDARY OPEN
- BOUNDARY OF PROJECT EASEMENTS

SITE PREPARATION PLAN ELECTRICITY

WESTERN ADDITION REDEVELOPMENT PROJECT AREA A-1
REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO

512 GOLDEN GATE AVENUE, SAN FRANCISCO 2, CALIFORNIA

ORDWAY 3-6134

APPROVED BY THE
REDEVELOPMENT
AGENCY OF THE CITY
AND COUNTY OF
SAN FRANCISCO ON

DATE: NOV 25, 1954

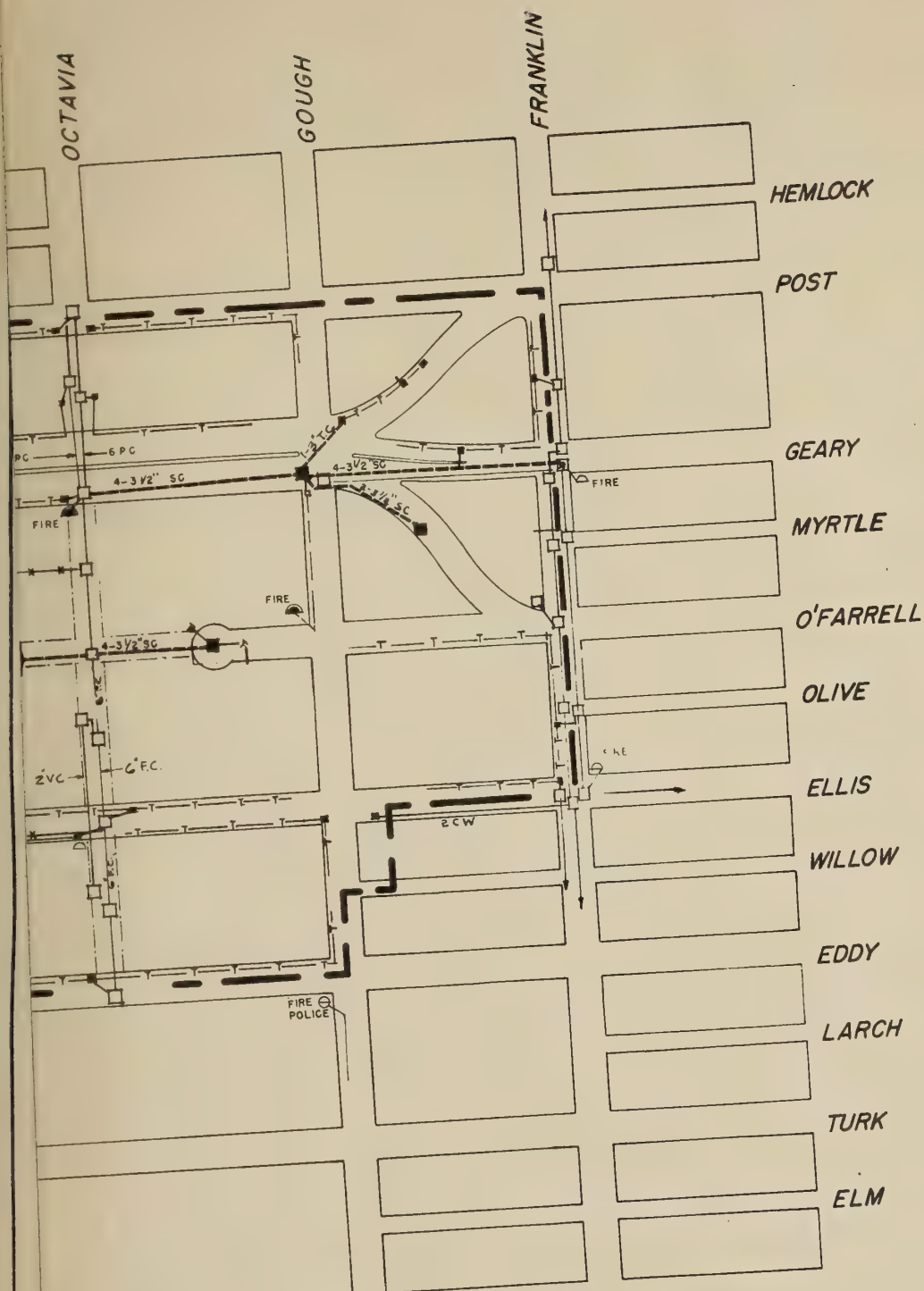
CHAIRMAN
SECRETARY

REVISIONS
NO. DATE

0 100 200 300 400 500 600
SCALE

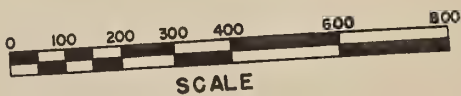
DRAWN BY: S. ST.
CHECKED BY: R. R.
DATE: 1/24/54

PART II
G



NOTES

ALL SIDEWALK CONDUIT TO BE 3" TRANSITE
ALL EXIST. AERIAL CABLE TO BE REMOVED



APPROVED BY THE
REDEVELOPMENT
AGENCY OF THE CITY
AND COUNTY OF
SAN FRANCISCO ON

DATE: NOV. 23, 1954

[Signature] CHAIRMAN
[Signature] SECRETARY

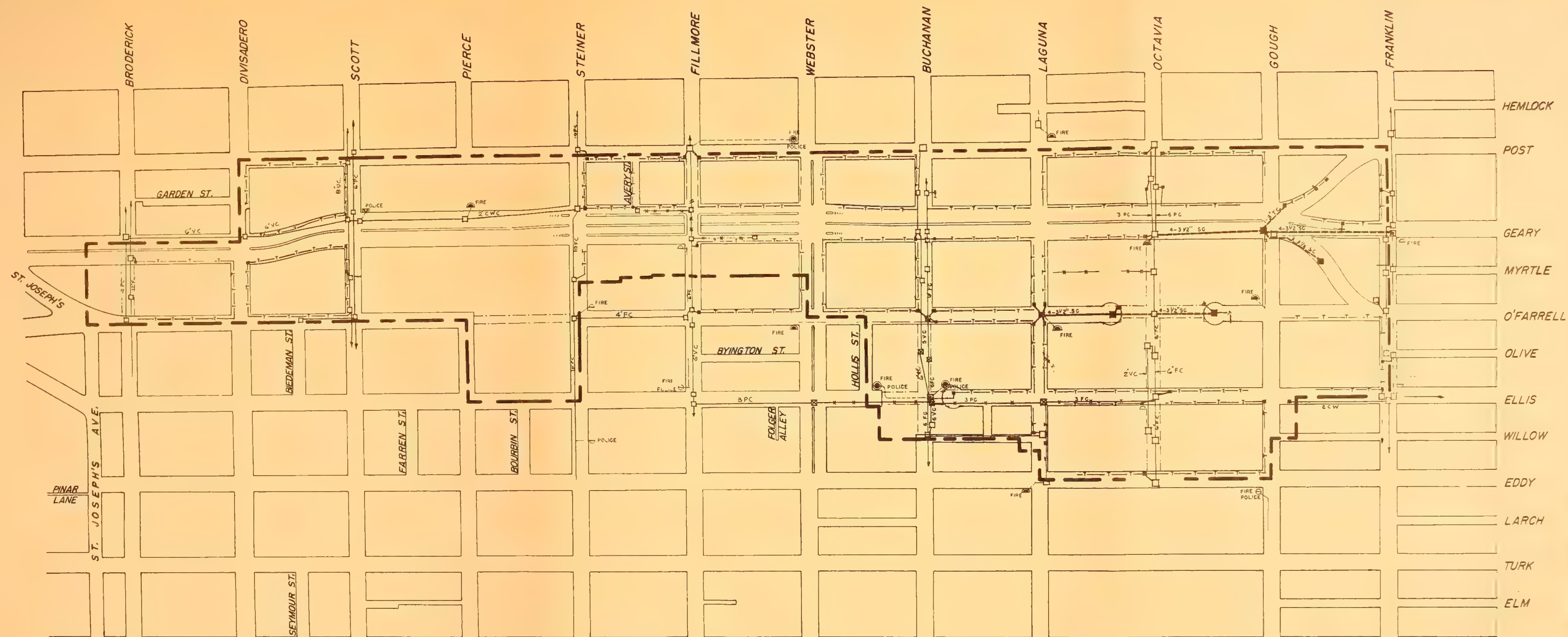
REVISIONS
NO. DATE

DRAWN BY: N. ST.
CHECKED BY: TUB
DATE: 11/24/54

PART II
H

A-1
ISCO

-6134



NOTES
ALL SIDEWALK CONDUIT TO BE 3" TRANSITE
ALL EXIST. AERIAL CABLE TO BE REMOVED

SITE PREPARATION PLAN TELEPHONE SYSTEM INCLUDING FIRE ALARM & POLICE TELEPHONE SYSTEMS

WESTERN ADDITION REDEVELOPMENT PROJECT AREA A-1
REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO
512 GOLDEN GATE AVENUE, SAN FRANCISCO 2, CALIFORNIA

APPROVED BY THE
REDEVELOPMENT
AGENCY OF THE CITY
AND COUNTY OF
SAN FRANCISCO ON

DATE: NOV. 23, 1964

CHAIRMAN
SECRETARY

REVISIONS
NO. DATE

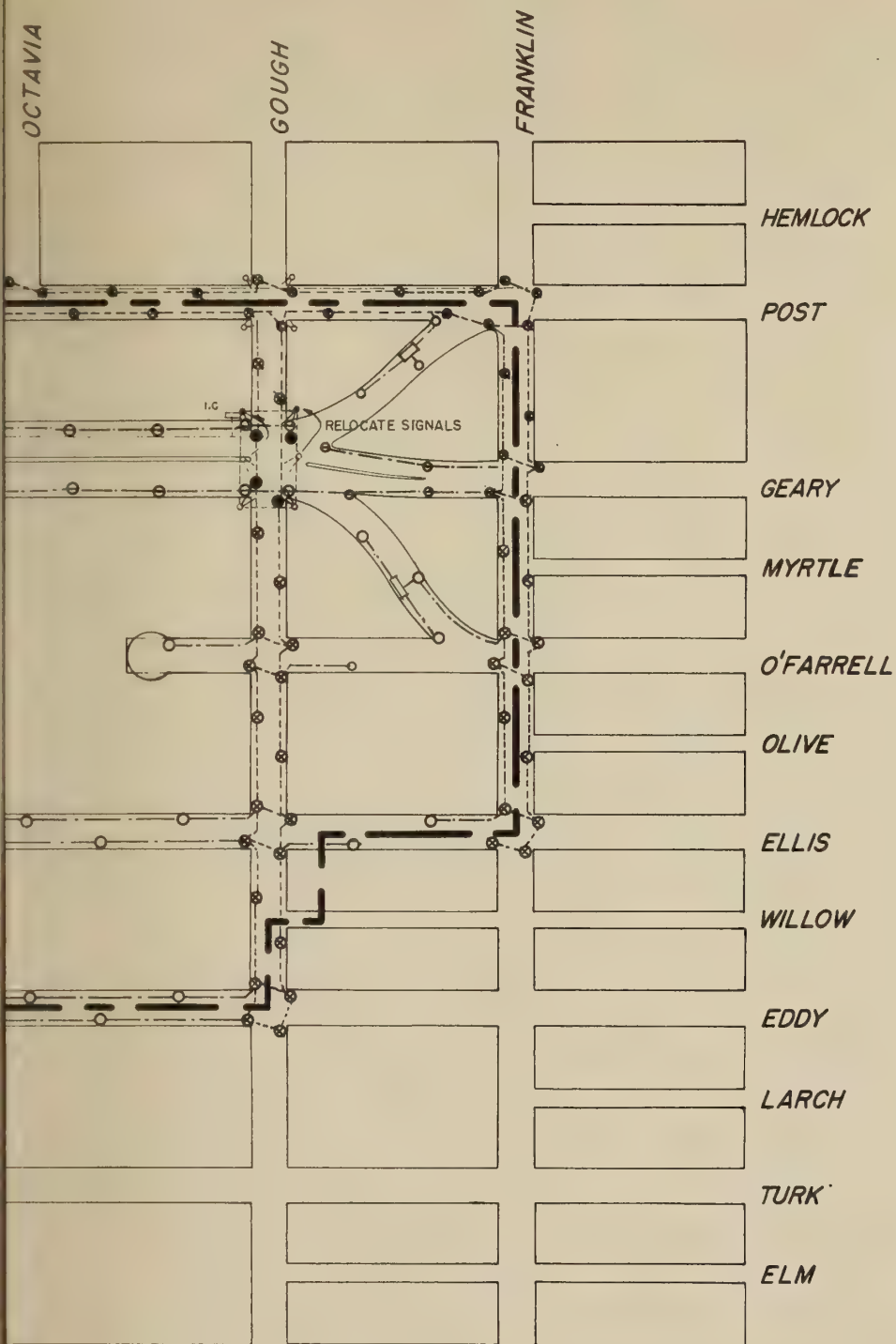
0 100 200 300 400 500 600 800
SCALE

DRAWN BY: J. ST.
CHECKED BY: J. B.
DATE: 11/24/64

PART II
H

LEGEND

- PROPOSED MAIN CONDUIT
- EXISTING CONDUIT (MAIN & SUBSIDIARY)
- CONDUIT TO BE ABANDONED
- PROPOSED SIDEWALK DISTRIBUTION SYSTEM
- PROPOSED NEW MANHOLE
- EXISTING MANHOLE
- MANHOLE TO BE ABANDONED
- MANHOLE TO BE REBUILT
- PROPOSED NEW SERVICE BOXES
- TRANSITE CONDUIT
- FIBRE CONDUIT
- PAPER CONDUIT
- MULTI-DUCT VITRIFIED CLAY
- BOARSTONE CONDUIT
- SPIGOTTED WOOD CONDUIT
- NEW EASEMENTS
- PROJECT BOUNDARY
- PROPOSED 1" (1 1/2" GALV. IRON) CONDUIT
- PROPOSED FIRE BOX
- PROPOSED POLICE BOX (EXACT LOCATION TO BE DETERMINED IN FIELD)
- EXISTING FIRE BOX
- EXISTING POLICE BOX



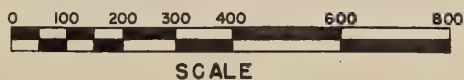
APPROVED BY THE
REDEVELOPMENT
AGENCY OF THE CITY
AND COUNTY OF
SAN FRANCISCO ON

DATE: NOV. 23, 1964

Ray H. Hayes
CHAIRMAN

W. G. P. ...
SECRETARY

REVISIONS
NO. DATE



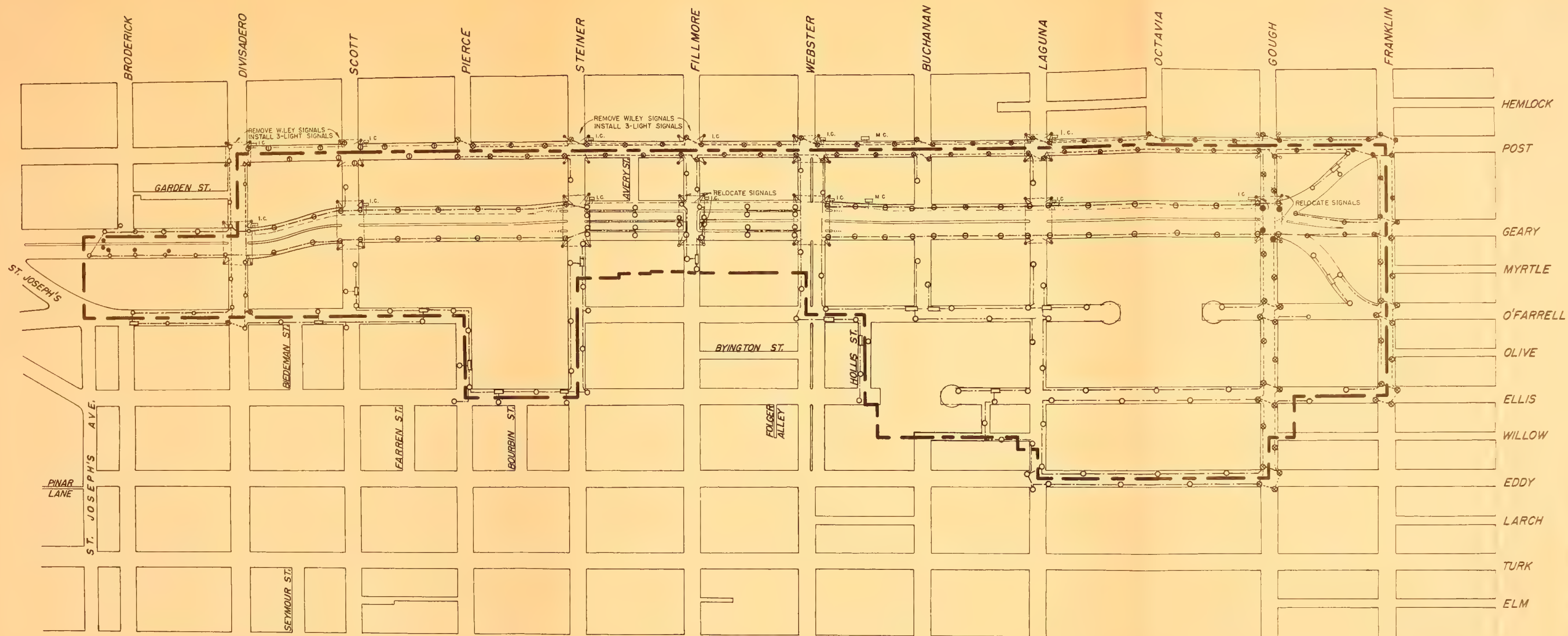
DRAWN BY: *NSJ*

CHECKED BY: *TCB*

DATE: 11/26/64

PART II

J



NOTE: ALL TRAFFIC SIGNALS ARE SHOWN WITHIN PROPERTY LINE TO AVOID CROWDING OF SYMBOLS. ACTUAL LOCATION OF SIGNALS AND CONTROL BOXES IS ON SIDEWALK.

LEGEND

- ⊗ REPLACE EXIST STANDARD WITH NEW CONC PENDANT STANDARD ON EXIST FOUNDATION
- CONC. PENDANT ELECTROLIER TO BE INSTALLED
- EXIST LIGHTING UNIT—TO BE REMOVED
- ⊕ TROLLEY POLE BRACKET LIGHT—TO BE INSTALLED
- ⊖ DOUBLE PENDANT CONC ELECTROLIER—TO BE INSTALLED
- ⊙ EXIST LIGHTING UNIT TO REMAIN
- ⊗ PULLBOX—TO BE INSTALLED
- CONDUIT AND CABLE TO BE INSTALLED
- - - CONDUIT EXISTING, CABLE TO BE INSTALLED
- ▬ PROJECT BOUNDARY
- PRES. LIGHT SIGNAL TO REMAIN
- - - PRES. LIGHT SIGNAL TO BE REMOVED
- ⬆ NEW SIGNAL TO BE INSTALLED
- NEW INTERCONNECTING CONDUIT & CABLE FOR LIGHT SIGNALS TO BE INSTALLED
- I.C. INTERSECTION CONTROL BOX FOR SIGNAL
- M.C. — MAIN CONTROL BOX FOR TRAFFIC SIGNALS.

SITE PREPARATION PLAN STREET LIGHTING INCLUDING TRAFFIC SIGNALS

WESTERN ADDITION REDEVELOPMENT PROJECT AREA A-1
REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO
512 GOLDEN GATE AVENUE, SAN FRANCISCO 2, CALIFORNIA

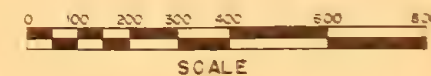
ORDWAY 3-6134

APPROVED BY THE
REDEVELOPMENT
AGENCY OF THE CITY
AND COUNTY OF
SAN FRANCISCO ON

DATE: NOV. 23, 1964

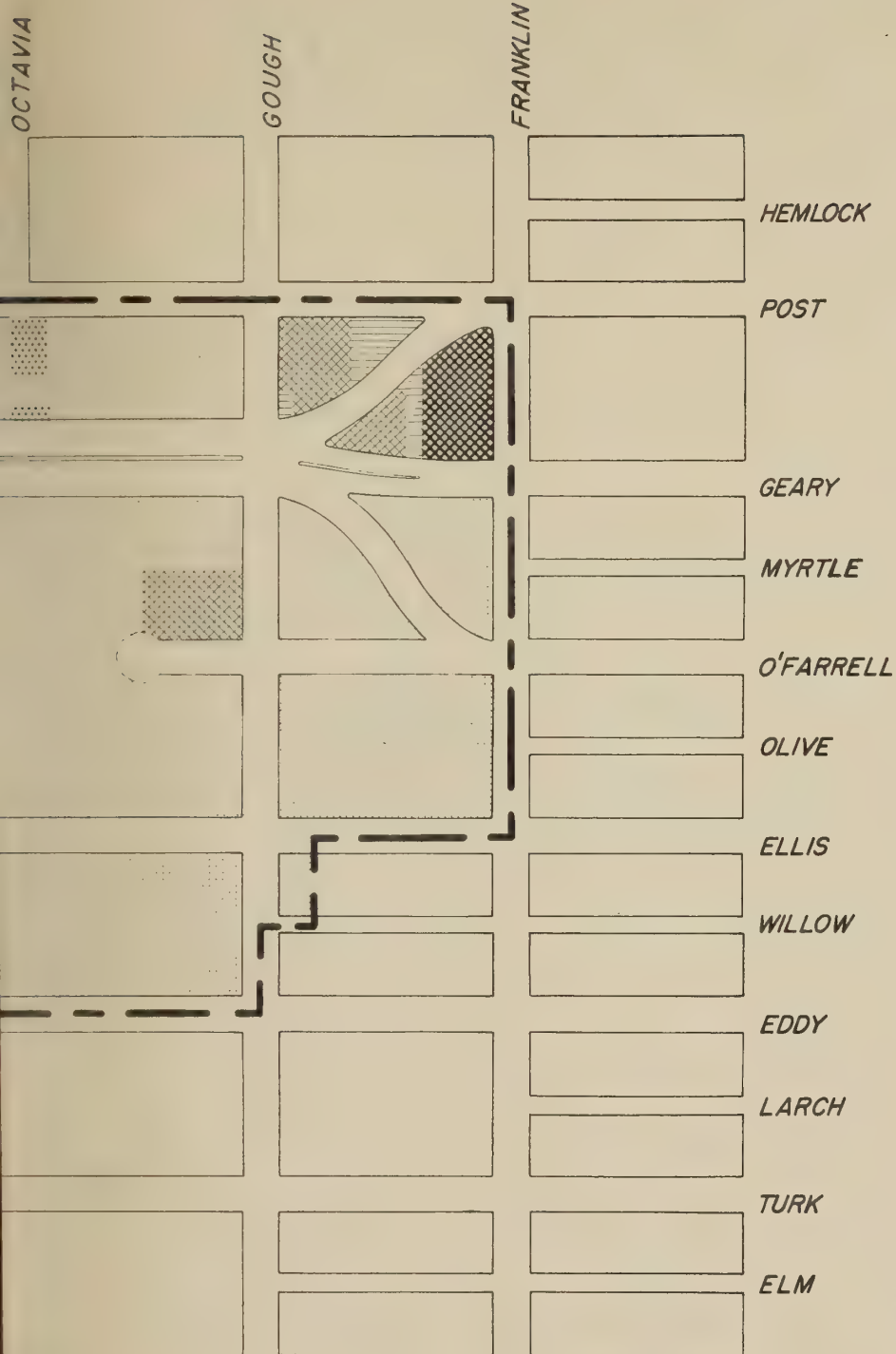
[Signature]
CHAIRMAN
[Signature]
SECRETARY

REVISIONS
NO. DATE



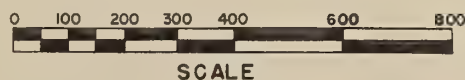
DRAWN BY: NST
CHECKED BY: JCB
DATE: 11/26/64

PART II
J



APPROVED BY THE
REDEVELOPMENT
AGENCY OF THE CITY
AND COUNTY OF
SAN FRANCISCO ON

REVISIONS
NO. DATE
1. 3-1-56



DATE: NOV. 23, 1954

[Signature]
CHAIRMAN
[Signature]
SECRETARY

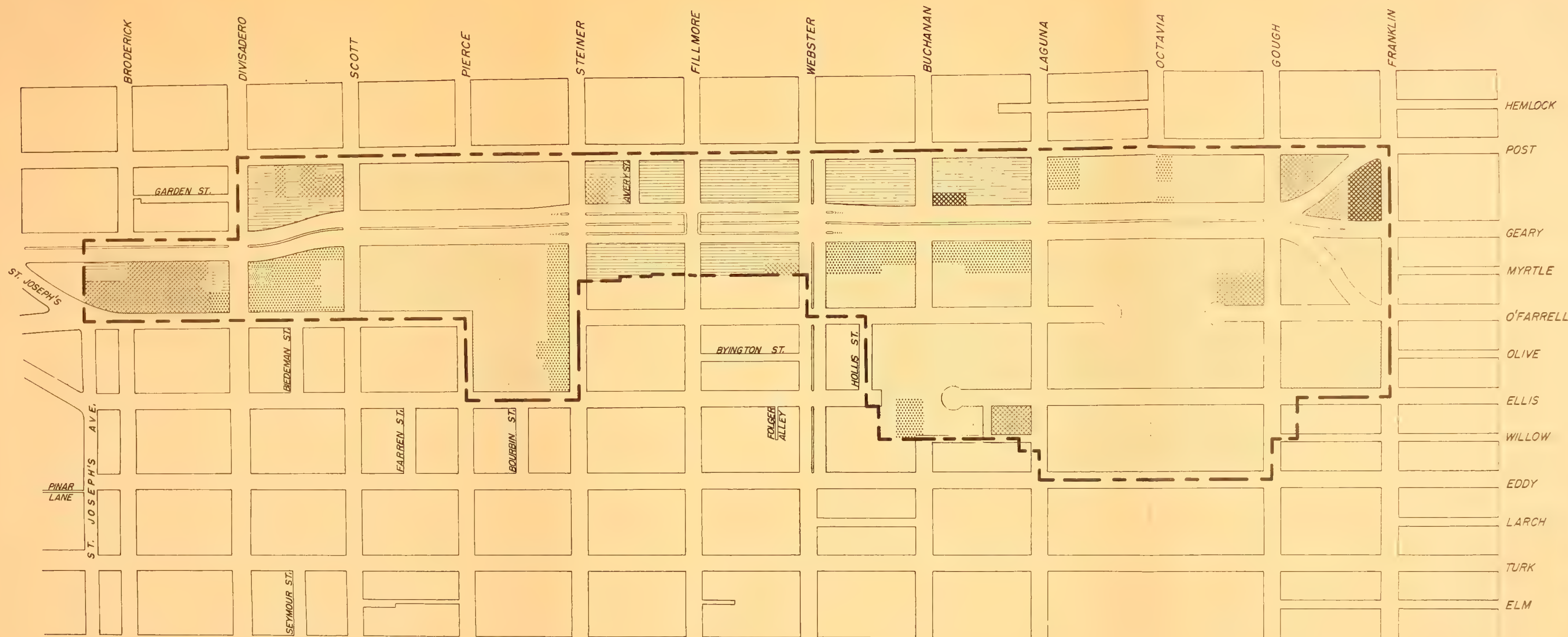
DRAWN BY: *[Signature]*

CHECKED BY: *[Signature]*

DATE: 11/23/54

PART II

K



BASED ON PART II, CHAPTER II OF THE SAN FRANCISCO MUNICIPAL CODE (CITY PLANNING CODE), AMENDED AND CORRECTED AS OF DEC. 1, 1948.

LEGEND

- EXISTING R-2 TO BE CHANGED TO C.
- EXISTING L.I. TO BE CHANGED TO C.
- EXISTING C. TO BE CHANGED TO R-2
- EXISTING L.I. TO BE CHANGED TO R-2.

AREA TO REMAIN R-2.
AREA TO REMAIN C.

R-2 IS MULTI-RESIDENTIAL, C IS COMMERCIAL, L.I. IS LIGHT INDUSTRIAL

PROPOSED ZONING CHANGES

WESTERN ADDITION REDEVELOPMENT PROJECT AREA A-1
REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO

512 GOLDEN GATE AVENUE, SAN FRANCISCO 2, CALIFORNIA

ORDWAY 3-6134

APPROVED BY THE
REDEVELOPMENT
AGENCY OF THE CITY
AND COUNTY OF
SAN FRANCISCO ON

DATE: NOV. 23, 1954.

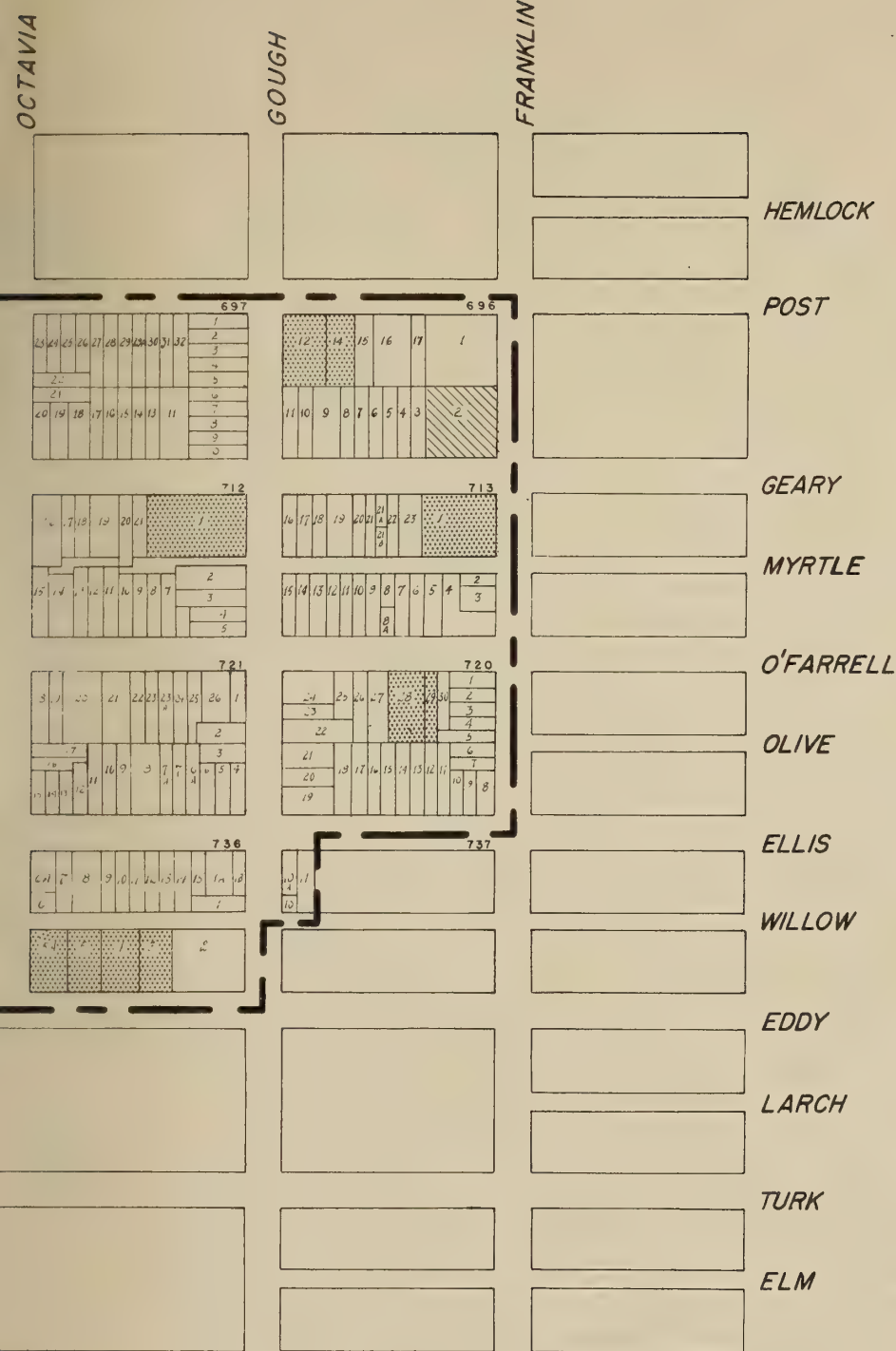
CHAIRMAN
SECRETARY

REVISIONS
NO. DATE
1. 3-1-56



DRAWN BY
CHECKED BY
DATE

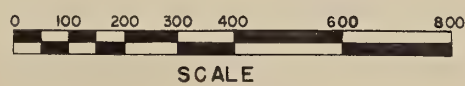
PART II
K



APPROVED BY THE
REDEVELOPMENT
AGENCY OF THE CITY
AND COUNTY OF
SAN FRANCISCO ON

REVISIONS
NO. DATE

1. 1-11-56
2. 3-6-55



DATE: 4/3/56

DRAWN BY: HAJ

CHECKED BY: JCB

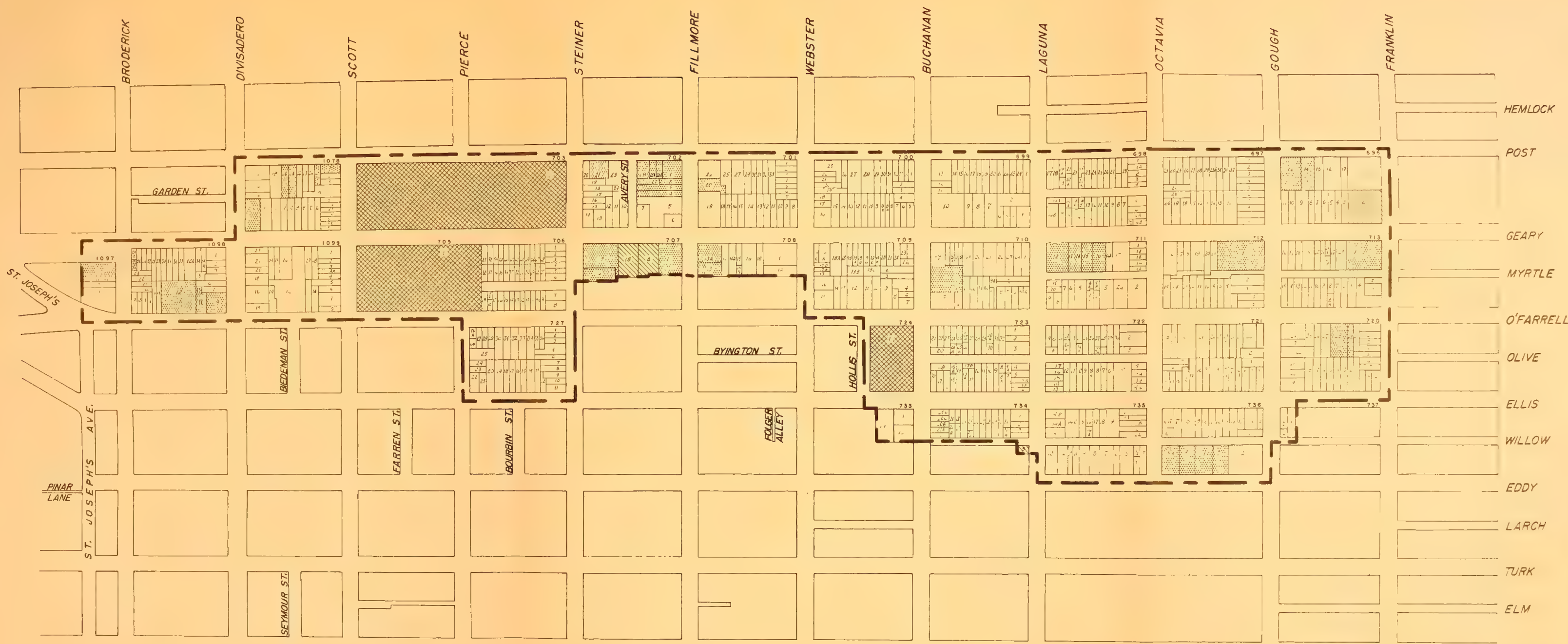
DATE: 11-4-55

PART II

L

CHAIRMAN

SECRETARY



LEGEND

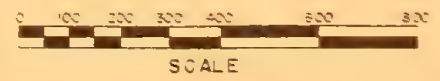
- Project Boundary
- Property to be acquired
- Public property not to be acquired
- Property excluded from the Redevelopment Plan
- Property the owners of which may participate in accordance with the provisions of the Redevelopment Plan

ACQUISITION MAP

WESTERN ADDITION REDEVELOPMENT PROJECT AREA A-1
 REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO
 512 GOLDEN GATE AVENUE, SAN FRANCISCO 2, CALIFORNIA

APPROVED BY THE
 REDEVELOPMENT
 AGENCY OF THE CITY
 AND COUNTY OF
 SAN FRANCISCO ON

REVISIONS	NO.	DATE
1.		4/3/54
2.		5/20/54



DATE: 4/3/54
Joseph A. [Signature]
 CHAIRMAN
[Signature]
 SECRETARY

DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 DATE: [Signature]

PART II
L

THE REDEVELOPMENT PLAN
for the
Western Addition
Approved Redevelopment
Project Area A-1

AS AMENDED

First Plan Change approved by the Redevelopment Agency of the City and County of San Francisco on December 13, 1960.

Second Plan Change approved by the Redevelopment Agency of the City and County of San Francisco on June 13, 1961.

**The Redevelopment Agency of the
City and County of San Francisco**



CITY AND COUNTY OF SAN FRANCISCO

George Christopher, Mayor

BOARD OF SUPERVISORS

John J. Ferdon, President

William C. Blake

Matthew C. Carberry

Joseph M. Casey

Harold S. Dobbs

Dr. Charles A. Ertola

James L. Halley

J. Eugene McAteer

Francis McCarty

Clarissa Shortall McMahon

Henry R. Rolph

John R. McGrath, Clerk

REDEVELOPMENT AGENCY

Joseph L. Alioto, Chairman

Lawrence R. Palacios, Vice Chairman
Roy P. Cole

James E. Stratten
Dr. J. Joseph Hayes

Eugene J. Riordan, Director
M. C. Hermann, Secretary

Counsel

Dion R. Holm, City Attorney
Morley Goldberg, Deputy City Attorney

CITY PLANNING COMMISSION

Roger D. Lapham, Jr., President

Robert P. Lilienthal, Vice President
Donald B. Kirby

Mrs. Charles Porter
Thomas P. White

Ex-officio Members

Thomas A. Brooks, Chief Administrative Officer

B. A. Devine, Designated Deputy
for James H. Turner, Manager of Utilities

Paul Oppermann, Director
Joseph Mignola, Secretary

REDEVELOPMENT PLAN FOR THE WESTERN ADDITION APPROVED
REDEVELOPMENT PROJECT AREA A-1

PART I

The REDEVELOPMENT PLAN FOR THE WESTERN ADDITION APPROVED REDEVELOPMENT PROJECT AREA A-1, hereinafter called the "Redevelopment Plan" consists of two parts:

PART I is composed of this text.

PART II consists of a series of maps entitled:

- A - Land Use Map
- B - Site Preparation Plan - Streets and Highways
- C - Site Preparation Plan - Auxiliary Water
- D - Site Preparation Plan - Low Pressure Water
- E - Site Preparation Plan - Sewers
- F - Site Preparation Plan - Gas
- G - Site Preparation Plan - Electricity
- H - Site Preparation Plan - Telephone System,
including Fire Alarm and Police
Telephone Systems
- J - Site Preparation Plan - Street Lighting,
including Traffic Signals
- K - Proposed Zoning Changes
- L - Acquisition Map

The Redevelopment Plan was prepared in accordance with the California Community Redevelopment Law and the Federal Housing Act of 1949, as amended. The Redevelopment Plan is based on the Tentative Plan for the redevelopment of the Western Addition Redevelopment Project Area A-1 which was approved and adopted by Ordinance No. 7687 (Series of 1939) on January 6, 1953, by the Board of Supervisors of the City and County of San Francisco and conforms to the Master Plan of the City and County of San Francisco insofar as the latter plan applies to the Western Addition Redevelopment Project Area. The Redevelopment Agency of the City and County of San Francisco, hereinafter called the "Agency" consulted with the Department of City Planning in formulating the Redevelopment Plan.

The Western Addition approved Redevelopment Project Area A-1, hereinafter called the "Project Area", comprises a portion of the Western Addition Redevelopment Area, which in Ordinance No. 5082 (Series of 1939) adopted by the Board of Supervisors of the City and County of San Francisco on August 2, 1948, and as amended in Ordinance No. 7056 (Series of 1939) adopted by the said Board of Supervisors on September 22, 1952, was designated and described as a blighted area, the redevelopment of which is necessary to effectuate the public purposes as defined in the California Community Redevelopment Law.

The Project Area is presently a predominantly residential area, characterized by the following conditions of blight; residential buildings unfit and unsafe for occupancy; the mixture and shifting of uses; high density of population and excessive land coverage; inadequate provision for ventilation, light, sanitation and open spaces; faulty planning; economic dislocation; maladjustment and depreciated value. These conditions contribute substantially and increasingly to the problems of, and necessitate excessive and disproportionate expenditures for, crime prevention, correction, prosecution, and punishment, the treatment of juvenile delinquency, the preservation of the public health and safety, and the maintaining of adequate police, fire and accident prevention and other public services and facilities.

The Agency in accordance with and pursuant to applicable Federal, State and local laws, will remedy, or cause to be remedied by proper arrangement or contract for the performance thereof by others, conditions causing blight presently existing in the Project Area, and make available for development and redevelopment all land acquired by the Agency lying within the Project Area, by:

1. acquiring real property by purchase, gift, devise, exchange, condemnation, or any other lawful manner;
2. relocating the occupants presently residing in structures acquired;
3. demolishing, removing or clearing certain existing buildings and structures on land acquired by the Agency;
4. obtaining from proper authorities the vacation of certain streets and other rights-of-way;
5. obtaining from certain owners of land within the Project Area whose properties are not to be acquired, cooperation with respect to certain controls and requirements;
6. subdividing and replatting the project area and dedicating and establishing new streets, rights-of-way, and easements therein;
7. installing and/or relocating necessary site improvements, utilities and facilities; and
8. disposing of all the land acquired by the Agency, subject to certain continuing land use and other controls.

A. LAND USE PLAN

The Project Area shall be redeveloped predominantly in residential uses of medium and high densities, with lesser areas devoted to commercial and institutional uses and to public schools and recreational areas. The redevelopment of the project land shall be limited to those uses and in those areas indicated on Map A, Part II, entitled Land Use Map, and are described as follows:

1. Residential Uses

The type of housing will be new private multi-family housing.

The Redevelopment of the Project Area provides for approximately 2800 new dwelling units if developed at full capacity within the limitations of the standards and requirements contained herein. Fourteen hundred (1400) dwelling units could be contained in the area designated M-4, at an approximate density of one hundred and fifty (150) persons per acre. Fourteen hundred (1400) dwelling units could be contained in the area designated M-5, at an approximate density of two hundred and twenty (220) persons per acre.

The following type of residential areas are included in the Redevelopment Plan:

- M-4 - medium density residential areas to be developed with multi-family structures of limited height.
- M-5 - high density residential areas to be developed with multi-story apartment buildings.

2. Commercial Uses

The following types of commercial uses are included in the Redevelopment Plan:

O - Offices

Business or professional offices; medical laboratory or clinic; administrative office of cultural, educational or eleemosynary institution; and similar uses subject to the approval of the Agency.

N - Neighborhood Shopping

Local retail business or personal service shop or agency of a type which supplies new commodities or offers personal services primarily to residents in the immediate vicinity.

C - Community Shopping

Retail business of a type which supplies new commodities.

Personal service establishment.

Business or professional offices. (One parking space must be provided for each 300 square feet of floor area used for offices.)

Household repair shop, interior decorating shop, upholstering shop, or similar shop.

Parking lot or storage garage, open to the public, for passenger automobiles.

Automobile service station.

Sales lot for automobiles.

Minor automobile repair if conducted entirely within an enclosed building, where not more than three (3) persons are regularly employed mechanics.

Dry cleaning shop in connection with and incidental to a personal service establishment.

Establishment for hand ironing only, not employing more than five (5) persons.

Hotel or tourist court.

Club house, lodge building, meeting hall, or recreation building.

Amusement establishment when entirely conducted within a completely enclosed building.

Other similar uses subject to the approval of the Agency.

G - General Commercial

Any commercial use permitted in "C" areas.

Wholesale establishments, not including a storage warehouse.

Industrial or chemical research or testing laboratory, not involving any danger of explosions.

3. Industrial Uses. No industrial uses are contemplated.

4. Institutional Uses

I - Religious, private educational, charitable and cultural institutions and related uses.

5. Public Uses

The public uses provided for include an extended site for the existing Raphael Weill Elementary School and its playground, the existing Benjamin Franklin Junior High School, the existing Hamilton Playground, and the area bounded by Geary and Ellis Streets, Steiner and Pierce Streets and the eastern boundary of the Benjamin Franklin Junior High School, to be devoted to extended recreational facilities.

6. Circulation and Public Transportation Uses

The location and types of traffic and public transportation routes shall be as indicated on Map A, Part II, entitled Land Use Map.

B. SITE DEVELOPMENT PLAN

The preparation for development of the land as building sites shall be in accordance with the provisions described below and shown on the maps in Part II of the Redevelopment Plan.

1. Street Improvements

The locations of existing rights-of-way to be vacated, existing rights-of-way to be retained, new paving and sidewalks, new rights-of-way to be dedicated and easements to be established, and the limits of areas to be added to existing rights-of-way where street widening is proposed are shown on Map B, Part II, entitled Site Preparation Plan - Streets and Highways.

2. Public Utilities

a. The locations of high pressure water mains and hydrants and the privately-owned Ocean Salt Water line, including those facilities to be retained and those to be constructed, are shown on Map C, Part II, entitled Site Preparation Plan - Auxiliary Water.

b. The locations of low pressure water mains and hydrants, including those facilities to be retained and those to be constructed, are shown on Map D, Part II, entitled Site Preparation Plan - Low Pressure Water.

c. The locations of sewers, including those to be retained and those to be constructed, are shown on Map E, Part II, entitled Site Preparation Plan - Sewers.

d. The location of gas mains, including those to be retained and those to be constructed, is shown on Map F, Part II, entitled Site Preparation Plan - Gas.

e. The location of electric power lines, including those to be retained and those to be constructed, is shown on Map G, Part II, entitled Site Preparation Plan - Electricity.

f. The location of the telephone system and the fire alarm box and police telephone systems including those to be retained and those to be constructed, are shown on Map H, Part II, entitled Site Preparation Plan - Telephone System including Fire Alarm and Police Telephone Systems.

g. The location of street lighting facilities, and traffic signals, including those to be retained and those to be constructed, is shown on Map J, Part II, entitled Site Preparation Plan - Street Lighting including Traffic Signals.

3. Other Site Improvements

There are no other site improvements contemplated.

C. RELATIONSHIP OF REDEVELOPMENT PLAN TO LOCAL OBJECTIVES

1. Conformity to Master Plan

The proposed Preliminary Plan for the redevelopment of the Western Addition Redevelopment Project Area A-1 was found to conform to the Master Plan of the City and County of San Francisco by the City Planning Commission by adoption of Resolution No. 3991, December 3, 1951.

The proposed Tentative Plan for the redevelopment of the Western Addition Redevelopment Project Area A-1 was found by the City Planning Commission to conform to the Master Plan of the City and County of San Francisco in Resolution No. 4107, adopted November 6, 1952.

2. Relationship to Definite Local Objectives

a. Appropriate Land Uses

The Land Use Section of the Master Plan of San Francisco, adopted by the City Planning Commission on January 29, 1953, indicates that the portion of the City lying within the Project Area should be primarily a medium and high density residential area, with some commercial and some public uses. The pattern for these uses, as prescribed in both the existing and the proposed zoning ordinance as well as the Land Use Section of the Master Plan, has been closely followed in the Redevelopment Plan, and is illustrated by Map A, Part II, entitled Land Use Map.

b. Improved Traffic Pattern

The new street pattern indicated on Map A, Part II, entitled Land Use Map is designed to channel through traffic away from neighborhood streets and into two main arteries, Geary Street and Webster Street, both of which will be widened and improved to accommodate the extra traffic flow. At several points within the neighborhood certain streets are to be closed to discourage through traffic and create a safe and quiet neighborhood traffic pattern.

These plans are in accordance with the Trafficways Plan adopted by the City Planning Commission on July 17, 1951, and amended May 19, 1955.

c. Public Transportation

The City has been for several years conducting an extensive program of modernization of public transportation facilities. The proposed street pattern is designed to accommodate a modern transportation system.

d. Public Utilities

In accordance with the policy of the City and County of San Francisco, the Project Area has been designated an Underground Utilities District as set forth in Ordinance No. 8722 adopted August 9, 1954. All utilities in the Project Area are to be installed underground by the City and County of San Francisco and private utilities companies.

e. Recreational and Community Facilities

The major recreational and community facilities planned for the Project Area have been found by the City Planning Commission to conform to the Master Plan and are as follows:

- (1) The Community Recreational Center adjoining the present Benjamin Franklin Junior High School grounds to the east and including Hamilton Playground.
- (2) The conversion of Girls High School to Benjamin Franklin Junior High School and expansion of its facilities.
- (3) The expansion of facilities and playground at Raphael Weill Elementary School.

On March 17, 1949, the City Planning Commission approved a report on the schools program establishing the minimum standards of seven to ten acres for junior high schools and three acres for elementary schools. The Redevelopment Plan makes provision for the extension of Raphael Weill Elementary School to meet these standards.

f. Other Public Improvements

Although no new firehouses are planned within the Project Area, three new firehouses within the Redevelopment Area will replace present antiquated facilities and will provide additional fire protection for the Project Area. This is in accordance with the Firehouse Location Plan, adopted by the City Planning Commission on October 9, 1952, and amended May 5, 1955.

D. CONTROLS ON REDEVELOPMENT

1. Method of Disposition

Project land acquired by the Agency for the development of the project will be subdivided and replatted by the Agency and will be sold at not less than fair use value subject to certain continuing land use and other controls.

INSERT →

It is the intent of the Agency to apply generally the following physical standards and requirements in order to achieve the purposes of this Plan for the redevelopment of the Project Area and to that end the limitations and restrictions set forth below are to be deemed the standards applicable to the Project Area: Provided, however, that with respect to those physical standards and requirements relating to amount of open space (other than that publicly-owned); size of buildings; number of buildings; off-street parking and loading requirements; land or lot coverage, setback and yard requirements; height or bulk of buildings; and distances between buildings, the Agency, in order to achieve the design it deems most desirable for the development or re-development of a specific parcel or parcels, may in its discretion modify such standards or requirements, subject to the condition that the Agency shall find and determine that such modification results in substantial compliance with the intent and purposes of the standards or requirements so modified

(1) M-4 Medium Density

Areas designated M-4 in the Redevelopment Plan shall be used for residential buildings, allowing not less than 200 square feet of lot area for each room*.

The height of buildings in M-4 residential areas shall be limited to forty (40) feet, said height to be measured as prescribed in the San Francisco Building Code, including but not limited to Article 6, Section 601, 602, and 606.

The distance between opposing walls of two buildings (or elements of the same building) shall be not less than sixty (60) feet, where such walls contain windows. Where opposing walls contain no windows this restriction does not apply.

The minimum distance between a building and a rear lot line shall be not less than twenty (20) feet where the facing wall contains living room or bedroom windows, or fifteen (15) feet in all other instances.

(2) M-5 High Density

Areas designated M-5 in the Redevelopment Plan shall be used for residential buildings, allowing at least one hundred and fifty (150) square feet of lot area for each room*.

There is no restriction on the height of buildings in M-5 residential areas.

The distance between the opposing walls of two buildings (or elements of the same building) at every level shall be not less than the height of such level above the average ground elevation between the opposing walls at natural grade, but in no case shall such distance be less than sixty (60) feet.

The minimum distance between a building and side or rear lot line shall be not less than one-half the height of the building, but in no case shall such distance be less than twenty (20) feet.

b. Commercial Uses and Building Requirements

There will be four classifications of commercial uses within the project:

General Commercial (G)
Community Shopping (C)
Neighborhood Shopping (N)
Office, Laboratory and Professional (O)

The amount of land which may be covered by buildings in commercial areas shall be determined by the parking and loading requirements and the height and bulk requirements described below.

The height and bulk of buildings in commercial areas shall be governed by the floor area ratio given in the table below. The floor area ratio shall be defined as the ratio of the aggregate gross floor area of a building, exclusive of cellars and of basement areas used only for storage or for services incidental to the operation or maintenance of the building, to the area of the lot upon which the building is located.

<u>Uses</u>		<u>Maximum Floor Area Ratio Permitted</u>	<u>Minimum No. of Parking Spaces</u>
General Commercial	(G)	5 : 1	One for each 1,000 sq. ft. of floor area.
Community Shopping	(C)	3.6 : 1	One for each 500 sq. ft. of floor area.
Neighborhood Shopping	(N)	2.4 : 1	One for each 500 sq. ft. of floor area.
Office, Laboratory and Professional	(O)	2.4 : 1	One for each 300 sq. ft. of floor area.

In commercial areas, the minimum number of off-street parking spaces shall be as set forth above. For this purpose the floor area of a building shall mean the gross area within the building, exclusive of that designed for automobile parking or for non-public purposes such as utilities, repairs, processing, packaging, incidental storage, show windows, store management or building maintenance offices, dressing rooms or rest rooms. When the calculation involved results in a fractional number of parking spaces, major fractions shall be adjusted to the next higher whole number of parking spaces.

Each required parking space shall be of usable shape, accessible and properly maintained and shall have an area of not less than one hundred and sixty (160) square feet, exclusive of access drives or aisles.

Combined use of off-street parking facilities shall be subject to the approval of the Agency.

Upon application for establishment of a community off-street parking site by owners of commercial properties in the Project Area, the Agency may grant such application and designate a limited area of commercially zoned property for such purpose.

* - For purposes of this standard, a "room" is defined as a living room, a kitchen or a bedroom.

One off-street loading space shall be provided and maintained on the premises of each building in which a gross floor area of more than 10,000 square feet is used for the receipt or distribution of materials or merchandise. One additional such space shall be provided for each forty thousand (40,000) square feet of gross floor area or major fraction thereof so occupied in excess of forty thousand (40,000) square feet.

Each required off-street loading space shall be not less than ten (10) feet in width, twenty-five (25) feet in length, and fourteen (14) feet in height, exclusive of access platform and maneuvering area.

There will be no setback limitations in commercial areas.

c. Institutional Uses

Proposed institutional areas are intended to be used only for institutional purposes. Upon the purchase of such area or areas by an institution, no other use shall be permitted. The designated alternate use shall become effective only in case no institution purchases the area.

Setbacks in institutional areas shall be ten (10) feet on Geary Street west of Gough Street, and five (5) feet on all other streets.

Building heights shall be limited to seventy-five (75) feet.

Lot coverage shall be limited to seventy-five per cent (75%).

d. Variances

Where, owing to special conditions, a literal enforcement of the restrictions in regard to physical standards and requirements of this plan would result in unnecessary hardship, involving practical difficulties, or would constitute an unreasonable limitation beyond the spirit and purposes of these restrictions, the Redevelopment Agency, after review and approval by the City Planning Commission, shall have the power upon appeal in specific cases to authorize such variation or modification of the terms of these restrictions as will not be contrary to the public interest and so that the spirit of these restrictions shall be observed and justice done.

3. Obligations of Redeveloper

In order to provide adequate safeguards that the work of redevelopment will be carried out pursuant to the Redevelopment Plan, the disposition of the land by the Agency shall be subject to an Agreement in which the following provisions shall be included:

- a. The purchase of land is for the purpose of redevelopment and not for speculation.
- b. The land shall be built upon and improved in conformity with the provisions of the Redevelopment Plan and the requirements of a Declaration of Restrictions, both of which shall be made a part of the aforesaid agreement.
- c. Preliminary architectural and site plans and final plans and specifications for the construction of improvements on the land shall be submitted to the Agency for review and approval so that the Agency may determine compliance of such plans and specifications with the Redevelopment Plan, the Declaration of Restrictions and the terms and conditions of the aforesaid Agreement.
- d. The building of improvements shall be commenced and completed within a reasonable time as fixed by the Agency.
- e. That by and for the grantee himself, his heirs, executors, administrators and assigns, there shall be no discrimination against or segregation of any person or group of persons on account of race, creed, color, national origin or ancestry in the sale, lease, sub-lease, transfer, use, occupancy, tenure or enjoyment of the premises herein conveyed, nor shall the grantee himself or any person claiming under or through him establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, sublessees or vendees in the premises herein conveyed. The Declaration of Restrictions shall include the provisions set forth in this subdivision (e), which provisions shall be perpetual.

The Declaration of Restrictions to be filed by the Agency with the Recorder of the City and County of San Francisco shall be in the form of covenants running with the land and shall be effective for a period of thirty (30) years, with the provision for extension of successive periods of ten (10) years, except the provisions of sub-paragraph (e) of this section shall run in perpetuity. In the event of any breach of any of the covenants contained in the Declaration of Restrictions, it shall be the duty of the Redevelopment Agency to endeavor immediately to remedy such breach by conference, conciliation and persuasion. In the case of failure to remedy such breach, or in advance thereof, if in the judgment of the Redevelopment Agency circumstances so warrant, said breach shall be enjoined or abated by appropriate proceedings brought by the Redevelopment Agency. Such responsibility on the part of the Agency shall continue until such time as the Redevelopment Plan has been carried out.

4. Prevention of Speculation

In all contracts whereby the Agency agrees to convey title to project land to a redeveloper

there will be included the following:

- a. A stipulation on the part of the redeveloper that his purchase of the property is for the purpose of redevelopment and not for speculation;
- b. A stipulation that reconveyances, leases and re-subdivisions, among other matters, will be subject to specific regulations to be prescribed by the Agency.

E. OTHER OFFICIAL ACTIONS

Subject to the policies and procedures established under its Charter and existing codes and regulations, the City and County of San Francisco shall aid and cooperate in the undertaking of the Project by:

1. Vacating those rights-of-way on Map B, Part II, entitled Site Preparation Plan - Streets and Highways and conveying any of its property on such vacated streets area to the Agency.
2. Accepting new rights-of-way as public streets and establishing certain public easements as indicated on Map A, Part II, entitled Land Use Map.
3. Approving the required sale or exchange of land by and between local public bodies and City departments concerned.
4. Approving the necessary sale or exchange of land by and between the Agency and City departments concerned.
5. Making the necessary changes in zoning use districts within the Project Area so as to conform to the land use provisions of the Redevelopment Plan.
6. Assisting the Agency in preparing the land in the Project Area as building sites and for uses in accordance with the Redevelopment Plan, by providing at its expense, the following:
 - a. The widening of Geary Street through the Project Area;
 - b. The widening of Webster Street through the Project Area;
 - c. The removal of street car tracks and the repaving of O'Farrell, Eddy and Ellis Streets;
 - d. The reconstruction and relocation of sewers, low pressure water mains, the auxiliary water supply system, and the fire alarm and police telephone systems;
 - e. Installation of traffic signals and street lighting system;
 - f. Acquiring Block 727 for recreational use.
7. Making necessary inspections, determinations and enforcement necessary to insure that buildings remaining in the project area conform to all applicable health, safety, housing, building and other codes and regulations of the City and County of San Francisco and the State of California.

F. PROPOSED ADMINISTRATION FOR EXECUTING THE REDEVELOPMENT PLAN

(Nothing under this heading is required to be submitted as part of the Plan.)

G. DESCRIPTION OF PROJECT AREA

The boundaries of the Project Area are shown by the heavy-dashed lines on Map A, Part II, and entitled LAND USE MAP as described in the aforementioned Ordinance No. 7687 (Series of 1939) of the Board of Supervisors of the City and County of San Francisco, as follows:

Beginning at the point of intersection of the center line of Franklin Street with the center line of Post Street and running thence westerly along said line of Post Street 4819.375 feet to the center line of Divisadero Street; thence southerly along the center line of Divisadero Street 343.75 feet to the center line of Geary Street; thence westerly along the center line of Geary Street and its extension westerly 672.50 feet to a point in a line parallel with and perpendicularly distant 150 feet westerly from the westerly line of Broderick Street; thence at right angles southerly along said parallel line 343.75 feet to the westerly extension of the center line of O'Farrell Street as the same exists easterly of Broderick Street; thence at right angles easterly along last named center line 1641.875 feet to the center line of Pierce Street; thence southerly along the center line of Pierce Street 343.75 feet to the center line of Ellis Street; thence easterly along the center line of Ellis Street 481.25 feet to the center line of Steiner Street; thence northerly along the center line of Steiner Street 498.125 feet to a point in a line parallel with and perpendicularly distant 120 feet northerly from the northerly line of O'Farrell Street; thence at right angles easterly along said parallel line 171.875 feet; thence at right angles northerly 17.50 feet; thence at right angles easterly 137.50 feet; thence at right angles northerly 6 feet; thence at right angles easterly 137.50 feet to a point on the westerly line of Fillmore Street distant thereon 131.50 feet southerly from the southerly line of Geary Street; thence running across Fillmore Street to the easterly line thereof to a point distance thereon 137.50 feet southerly from the southerly line of Geary Street; thence easterly parallel to said line of Geary Street 446.875 feet to the center line of Webster Street; thence southerly along the center line of Webster Street 171.875 feet to the center line of O'Farrell Street; thence easterly along the center line of O'Farrell Street 240.625 feet to the center line of Hollis Street; thence southerly along the center line of Hollis Street 377.75 feet to the southerly line of Ellis Street; thence easterly along the southerly line of Ellis Street 50 feet to a point in a line drawn southerly parallel

with and perpendicularly distant 156.25 feet westerly from the westerly line of Buchanan Street and its northerly production; thence southerly along said parallel line so drawn 137.50 feet; thence at right angles easterly along the westerly production and along the center line of Willow Street 585.75 feet to a point in a line drawn southerly parallel to the westerly line of Laguna Street and its northerly production and perpendicularly distant 51.75 feet westerly therefrom; thence at right angles southerly along said parallel line so drawn 51.50 feet; thence at right angles easterly 86.125 feet to the center line of Laguna Street; thence southerly along the center line of Laguna Street 120.375 feet to the center line of Eddy Street; thence easterly along the center line of Eddy Street 962.50 feet to the center line of Gough Street; thence northerly along the center line of Gough Street 171.875 feet to the center line of Willow Street; thence easterly along the center line of Willow Street 98.875 feet; thence at right angles northerly 171.875 feet to the center line of Ellis Street; thence easterly along the center line of Ellis Street 382.375 feet to the center line of Franklin Street; thence northerly along the center line of Franklin Street 1031.25 feet to the center line of Post Street and the point of beginning.

Save and except that the following described properties are excluded from the Redevelopment Project:

1. BEGINNING at the point of intersection of the northerly line of Geary Street and the westerly line of Franklin Street, running thence northerly along said line of Franklin Street 137 feet and 6 inches; thence at a right angle westerly 137 feet and 6 inches; thence at a right angle southerly 137 feet and 6 inches to the northerly line of Geary Street and thence at a right angle easterly along said line of Geary Street 137 feet and 6 inches to the point of beginning.
BEING a portion of WESTERN ADDITION BLOCK No. 130.
BEING also Assessor's Lot 2 of Block 696.
2. BEGINNING at a point on the southerly line of Geary Street, distant thereon 95 feet westerly from the westerly line of Fillmore Street; running thence westerly and along said line of Geary Street 87 feet and 6 inches; thence at a right angle southerly 137 feet and 6 inches; thence at a right angle easterly 45 feet; thence at a right angle northerly 6 feet; thence at a right angle easterly 42 feet and 6 inches; thence at a right angle northerly 131 feet and 6 inches to the point of beginning.
BEING a portion of WESTERN ADDITION BLOCK No. 359.
BEING also a portion of Assessor's lot 8, in Block 707.
3. BEGINNING at a point on the southerly line of Geary Street, distant thereon 147 feet and 6 inches easterly from the easterly line of Steiner Street; running thence easterly along said line of Geary Street 82 feet and 6 inches; thence at a right angle southerly 137 feet and 6 inches; thence at a right angle westerly 82 feet and 6 inches; thence at a right angle northerly 137 feet and 6 inches to the point of beginning.
BEING a portion of WESTERN ADDITION BLOCK No. 359.
BEING also Assessor's Lot 18, in Block 707.
4. BEGINNING at the point of intersection of the southerly line of Willow Street with the westerly line of Laguna Street; running thence southerly along the westerly line of Laguna Street 34 feet; thence at a right angle westerly 51 feet and 6 inches; thence at a right angle northerly 34 feet to the southerly line of Willow Street; thence easterly along the southerly line of Willow Street 51 feet and 6 inches to the point of beginning.
BEING a portion of WESTERN ADDITION BLOCK No. 228.
BEING also Assessor's Lot 5 of Block 734.

The Agency will acquire all real properties in the Project Area necessary to effectuate the Redevelopment Plan, except those properties to be retained in public ownership and those properties to be redeveloped by the present owners under the Owner Participation provisions of the Redevelopment Plan. Properties subject to the Owner Participation provisions of the Redevelopment Plan are indicated on Map A, Part II, entitled LAND USE MAP and are identified as follows:

	<u>BLOCK</u>	<u>LOTS</u>		<u>BLOCK</u>	<u>LOTS</u>
1.	696	12	18.	710	14
2.	696	14	19.	711	12-16
3.	701	20	20.	712	1
4.	702	1	21.	713	1
5.	702	2	22.	720	28-29
6.	702	3	23.	736	3
7.	702	4	24.	736	4
8.	702	21	25.	736	5
9.	702	27	26.	736	5A
10.	702	28	27.	1078	1-25
11.	702	28A	28.	1078	14
12.	702	28B	29.	1078	20
13.	707	1	30.	1078	21
14.	707	16	31.	1097	1
15.	707	17	32.	1098	9
16.	708	13	33.	1098	10-11-12
17.	708	13A			

H. OTHER PROVISIONS NECESSARY TO MEET STATE OR LOCAL REQUIREMENTS

1. The Participation of Present Property Owners

In conformity with the applicable provisions of Community Redevelopment Law the Redevelopment Plan provides for the participation in the redevelopment of certain property in the Project Area by the owners thereof if the owners of such property agree to participate in the redevelopment in conformity with the Redevelopment Plan by entering into an Owner Participation Agreement.

Each owner participation agreement will state the period of time during which the several activities of redevelopment affecting a particular property must be completed. The Agency will establish redevelopment schedules setting forth the time limitations governing the commencement and completion of site clearance, demolition and construction of improvements.

Such properties, the qualifications, basis and requirements for participation are set forth below.

Section a. - Parcels Eligible for Owner Participation by Means of Alterations, etc.:

The parcels listed in this section include existing buildings which are to be continued on their present site and in their present form and use, but which require alteration, improvement, modernization or rehabilitation under the Redevelopment Plan. The owner or owners thereof may exercise their right of participation by entering into a binding agreement, as hereinafter provided, to effectuate the minimum alteration, improvement, modernization or rehabilitation, the nature of which is set forth hereinbelow:

1. Block 696 - Lot 14

Stucco wall on east property line. Paint stucco to match existing. Repair and paint guard rail on east property line.

Block 701 - Lot 20

Clean and repair all exposed brick surfaces. Remove excess mortar, rake and repoint joints where exposed to weather. If waterproofing is necessary, paint or stucco all exposed surfaces.

Block 710 - Lot 14

Remove fences from south property line. Remove debris from back yard and landscape or surface with asphalt or concrete paving.

Block 708 - Lot 13

Clean or paint rear exposed walls. Relocate exhaust ducts to a position on roof. Provide insect proof garbage locker and storage for used meat boxes. Eliminate insanitary conditions in rear driveway.

Block 702 - Lot 28A

Modernize existing store front.

Block 702 - Lot 21

Clean exposed walls on west, south and east sides of church building. Remove excess mortar, rake and repoint joints where required. Repair and paint exposed wood exterior finish where necessary.

Block 708 - Lot 13A

Clean exterior walls. Repaint where necessary.

Block 1078 - Lots 1 and 25

Finish west and south exterior walls where exposed to match existing work.

Block 1098 - Lot 9

Remove cracked stucco and resurface where required. Modernize south and east surfaces of building.

Block 1098 - Lots 10, 11, and 12

Remove or repair building extensions on north wall. Paint south and east walls where exposed.

Section b. - Parcels Eligible for Owner Participation After Demolition and Clearance of Improvements Thereon

The property lines of parcels listed in this section will not be changed, but the improvements thereon must be cleared or demolished. The owner or owners of those parcels may participate in the Redevelopment Plan by entering into a binding agreement to clear or demolish said improvements and to develop the property in accordance with the Redevelopment Plan.

	<u>BLOCK</u>	<u>LOT</u>
1.	702	2
2.	702	27
3.	702	28B
4.	707	16
5.	720	29

Section c. - Parcels Eligible for Participation by Means of Acquisition of Additional Adjoining Land for Extension of Institutional Facilities

The parcels listed in this section include institutional buildings which are to be continued in their present form and use, and for which additional land area is required for the extension of the existing institutional facilities. The owner or owners of said properties may exercise their right to participate in the redevelopment of the Project Area by entering into a binding agreement to develop the acquired land, and where deemed necessary by the Agency, to improve their buildings all in accordance with the provisions of the Redevelopment Plan, and that any future or new form and use of said properties will conform to all of the provisions of the Redevelopment Plan and the Declaration of Restrictions.

	<u>BLOCK</u>	<u>LOT</u>		<u>BLOCK</u>	<u>LOT</u>
1.	702	21	3.	713	1
2.	711	12-16	4.	720	28

Section d. - Institutional Parcels Eligible for Participation by Means of Demolition and Clearance of Improvements Thereon and Acquisition of Adjoining Land

The owner or owners of properties listed herein may participate in the Redevelopment Plan by entering into a binding agreement to demolish and clear the improvements thereon, acquire adjoining land and erect new structures thereon in accordance with the Redevelopment Plan.

	<u>BLOCK</u>	<u>LOT</u>
1.	720	29
2.	736	3
3.	736	4

Section e. - Other Parcels Eligible to Participate

The improvements located on the parcels listed below presently require no alterations or improvements, do not conflict with the Land Use provisions of the Redevelopment Plan, and are to be continued in their present form and use. The owner or owners of said properties may participate in the Redevelopment Plan by entering into a binding agreement which provides for the closing of streets adjacent to said properties, where necessary, and that any future or new form and use of said properties will conform to all of the provisions of the Redevelopment Plan and the Declaration of Restrictions.

	<u>BLOCK</u>	<u>LOT</u>		<u>BLOCK</u>	<u>LOT</u>
1.	696	12	8.	712	1
2.	702	1	9.	720	28
3.	702	3	10.	736	5
4.	702	4	11.	736	5A
5.	702	28	12.	1078	20-21
6.	707	1	13.	1078	14
7.	707	17	14.	1097	1

The foregoing provisions shall not exclude from participation other eligible owners who may desire to join together and participate on a joint basis in the redevelopment of the Project Area. Such owners, prior to the expiration of the period within which owner participation sign-up is required in order to effect the applicable uses proposed in the Redevelopment Plan, may, but only in such manner, participate in the redevelopment by entering into a binding agreement to clear or demolish the improvements upon the land and to develop such property in conformity with the Redevelopment Plan.

An owner or owners whose property lies either partially or wholly within an area designated for Institutional or Public Use, except in the case of those institutions whose buildings are scheduled to remain, shall not be eligible to participate in the redevelopment thereof.

Section f. - Owner Participation Method

Owner participation in the redevelopment of property in the Western Addition Approved Redevelopment Project Area A-1 shall be carried out in the manner hereinafter set forth:

(1) Owner Participation Sign-Up Period

Within a period of thirty (30) days after the adoption of the Redevelopment Plan by the Board of Supervisors of the City and County of San Francisco, owners of property in the Project Area, who are eligible and who desire to participate in the redevelopment of the Project Area will be required to enter into a binding agreement for participation in accordance with the Redevelopment Plan. The Board of Supervisors may extend such period of time by not more than sixty (60) days. Such an agreement will be known as an Owner Participation Agreement.

(2) Time when Land Will Be Available for Building Purposes

Owners of property eligible for participation under preceding Sections b and d, shall conform to the provisions of the redevelopment schedules as established by the Agency. Upon completion of site clearance by the Participating Owner, the Agency will install or cause to be installed site improvements necessary to the effectuation of the Redevelopment Plan, after which it will give written notice to such Participating Owner that the land is ready for building purposes.

Owners of property eligible for participation under preceding Sections c and d shall conform to the provisions of the redevelopment schedules as established by the Agency. Upon completion of site clearance and the installation of necessary site improvements, the Agency will give written notice to such Participating Owner that the land is available for development, at which time such Participating Owner shall purchase additional land for expansion purposes as agreed.

In owner participation agreements between the Agency and Participating Owners eligible under preceding Sections a, b, c, d, and e herein, there shall be included the provisions stated under Section D. CONTROLS ON REDEVELOPMENT which furnish adequate safeguards that the work of redevelopment will be carried out pursuant to the Redevelopment Plan and the Declaration of Restrictions, and to prevent speculation in the holding of land in the Project Area. In addition, such Owner Participation Agreements shall contain the Redevelopment Schedules affecting such properties.

(3) Alteration, etc., Obligations of Participating Owner

The Participating Owner as defined under preceding Section a hereof will be required to alter, improve, modernize, or rehabilitate his property in conformity with the provisions of the Redevelopment Plan and the Declaration of Restrictions, both of which shall be included in the Owner Participation Agreement and made a part thereof.

Each Owner Participation Agreement shall stipulate those alterations, improvements, modernization or rehabilitation required to bring the property into conformity with the Redevelopment Plan.

Such participating owner will be required to commence and complete such alteration, improvement, modernization or rehabilitation within a period to be prescribed in said Owner Participation Agreement.

(4) Failure of Owner to Participate as Agreed - Alternative Provisions

In the event of default or breach of an Owner Participation Agreement or any of its terms or conditions by a participating owner whose eligibility to participate is established in Sections a, b, c, d, and e hereof, the Agency shall follow the alternative provisions hereinafter set forth.

In case of improved property, under Section a, hereof, the Agency may acquire and dispose of land and improvements thereon to a purchaser who will agree to alter, improve, modernize or rehabilitate in accordance with the Redevelopment Plan, or it may clear and dispose of the land.

In the case of properties under Sections b and e hereof, the Agency may acquire the property of said owner and shall then dispose of said property in accordance with the provisions of the Redevelopment Plan, as if said Owner Participation Agreement had not been entered into.

In the case of properties under Section c hereof, where certain institutions acquire additional adjoining property, the Agency will retain or recover title to such additional property, shall acquire the existing properties of said owners and shall dispose of said properties in accordance with the alternate use provided in the Redevelopment Plan.

In the case of properties under Section d hereof, where certain institutions agree to demolish the improvements on their existing properties and to acquire additional adjoining property, the Agency will acquire the existing properties of said institutions, demolish and clear the existing improvements thereon, will retain or recover title to such additional property and will dispose of said properties in accordance with the alternate plan use provided in the Redevelopment Plan.

The amount to be paid said owner in the event of purchase after such default or breach shall be the fair market value of the property as of the date of execution of the agreement.

(5) Failure of Owner to Participate - Effectiveness of Alternative Provisions

If for thirty (30) days after adoption of the Redevelopment Plan by the Board of Supervisors, an owner fails or refuses to enter into a binding agreement for participation in accordance with the Redevelopment Plan, the alternative

provisions set forth in sub-section (4) hereof shall become effective as the official Redevelopment Plan for the Project Area. The Board of Supervisors of the City and County of San Francisco may extend the 30 day period by not more than sixty (60) days.

INSERT → (6)

That in the event an Owner Participation Agreement is cancelled at the request of an Owner Participant, and, for the best interests of the project, the Agency concurs, said land therefore subject to use or development in accordance with said Agreement, shall be developed and used for purposes as indicated on the Land Use Map, or for purposes in conformity with the adjoining land uses, as determined by the Agency.

For the purpose of carrying out the Project, the Redevelopment Agency will obtain a project temporary loan from the United States of America (hereinafter called the "Government") in the estimated amount of Sixteen Million Two Hundred Thirty-eight Thousand Eight Hundred and Forty-six Dollars (\$16,238,846.00). The obligations evidencing the Agency's indebtedness to the Government for the project temporary loan shall be in a form satisfactory to the Government. Said obligations will not be a debt of the City and County of San Francisco, the State of California, nor any of its political subdivisions. Neither the City and County of San Francisco, the State of California nor any of its political subdivisions shall be liable on said obligations nor in any event shall the obligations be payable out of funds or properties other than those of the Agency, and the obligations shall so state on their face.

The purpose for which the proceeds obtained from the project temporary loan shall be spent are: (1) the acquisition of project land; (2) the expenses incurred through the relocation of persons residing in the Project Area; (3) the expenses relating to the razing, demolition or removal of buildings and other improvements in the Project Area; (4) the expenses in connection with the disposition of project land; (5) the expenses of administering the Project, including interest charges, and other expenses necessary to effectuate the Redevelopment Plan.

The Redevelopment Agency will make payment on the project temporary loan obligations from the proceeds of the disposition of project land estimated at Eight Million Two Hundred Eighty-seven Thousand Five Hundred and Twenty-eight Dollars (\$8,287,528.00), and from a Capital Grant from the Government estimated at Seven Million Nine Hundred Fifty-one Thousand Three Hundred and Eighteen Dollars (\$7,951,318.00).

Both the project temporary loan and the Capital Grant or Grants are to be made by the Government to the Redevelopment Agency under the terms of a certain Contract entered into by and between the Redevelopment Agency and the Government.

The Capital Grant or Grants will not be made to the Redevelopment Agency by the Government until local grants-in-aid have been provided, as required by the Contract referred to in the preceding paragraph of this Plan.

Pursuant to the provisions of Title I of the Housing Act of 1949, as amended, the Redevelopment Agency will pool the non-cash local grant-in-aid credits for such site improvements and public facilities which the City and County of San Francisco and/or the San Francisco Unified School District will provide in connection with both the Western Addition and the Diamond Heights Projects. Thus, the excess non-cash local grant-in-aid credits for site improvements and public facilities to be provided with respect to the Diamond Heights Project shall be utilized to finance the Western Addition Project.

Said site improvements and public facilities shall include, without being limited to, the items listed below for which funds are presently provided or for which funds will be provided by the Board of Supervisors of the City and County of San Francisco at the time of or in connection with the adoption of the Redevelopment Plan.

	Estimated Cost	Funds Appropriated, Appropriations Pending or Funds Available When Needed	Appropriation Number	Estimated Non-Cash Local Grants- in-Aid
DIAMOND HEIGHTS PROJECT				
1. Glen Canyon Trunk Sewer	\$ 131,000	\$ 131,000	804-000-097	\$ 78,600
2. Firehouse Reconstruction	80,360	80,360	811-550-104-01	26,787
3. Glen Canyon Day Camp	222,770	222,770	180-550-06	111,385
4. Water Distribution System & 20" Water Main Relocation	454,747	454,747	5-747-514-000	454,747
5. Street Lighting	173,000	173,000 ⁽¹⁾	5-713-503-000	173,000
6. Elementary School Site	134,650	134,650 ⁽²⁾		134,650
Sub-total	\$1,196,527	\$1,196,527		\$ 979,169
WESTERN ADDITION PROJECT				
1. Geary Street Widening	\$4,342,000	(\$3,232,000 (\$ 110,000 (\$1,000,000	5-672-500-232 5-685-600-069 806-000-200	\$2,117,369
2. Webster Street Widening	800,000	800,000	5-672-500-233	157,883
3. O'Farrell Street Improvements (Portion within Project)	56,600	56,600	136-992-00	56,600
4. Eddy Street Improvements (Portion bordering Project)	22,000	22,000	240-991-05	11,000
5. Ellis Street Improvements (Portion within Project)	50,000	50,000	340-995-50	50,000
6. Traffic Signals	90,000	90,000	5-685-500-004	67,362
7. Fire and Police Boxes	29,974	29,974	5-233-913-000	12,732
8. Low Pressure Water	120,000	120,000	5-747-515-000	47,990
9. Auxiliary Water System				
a. High Pressure Water Mains	89,000	(9,000 (80,000	5-423-500-145 5-672-500-232	89,000
b. Cisterns	100,000	100,000 ⁽¹⁾	6-423-503-145	100,000
10. Street Lighting	217,300	(154,850 (62,450 ⁽²⁾	5-715-503-000 5-715-503-000	163,489
11. Sewers	396,000	396,000	804-000-050	229,756
12. Girls High School (Conversion)	1,130,491	1,130,491	809-550-032	160,530
13. Raphael Weill School (Expansion)	345,532	45,532	809-550-372	17,758
14. Hamilton Recreation Center	1,465,196	(765,196 (350,000 ⁽²⁾	807-550-044 5-657-602-000	122,672
15. Hayward Playground	323,279	323,279	807-550-012	74,354
16. Firehouse (Turk & Webster Streets)	223,190	223,190	811-500-004	45,754
Sub-total	\$ 9,800,562	\$ 9,150,562		\$3,524,249
Total both Projects	\$10,997,089	\$10,347,089		\$4,503,418

Amount of Non-Cash Local Grants-in-Aid required to finance the Western Addition and Diamond Heights Projects (One-third of the aggregate net project costs of both Projects (\$13,197,724) \$4,399,241

Surplus Non-Cash Local Grants-in-Aid to be applied to either of the aforementioned Projects or to future projects \$ 104,177

- (1) - Included in 1956 - '57 budget.
(2) - Supplemental Appropriations Pending.

It is recognized that figures shown herein are estimated figures and are subject to revision. The extent of the City's contribution and commitment for non-cash local grants-in-aid will be contained in the ordinance adopting the Redevelopment Plan and in any subsequent ordinances required to effect amendments thereto, and will require certification of the Controller of the City and County of San Francisco that funds for such non-cash local grants-in-aid have been appropriated and are available.

It is further recognized that the estimates regarding the disposition of land acquired by the Agency and the estimated costs of the site improvements and public facilities listed hereinabove are subject to further revision. In the event that the local grant-in-aid credits obtained by the provision of facilities and improvements listed hereinabove are not equal to one-third of the aggregate net project costs of the Diamond Heights project and the Western Addition project, the City and County of San Francisco, subject to its fiscal laws, will provide such additional non-cash or cash grants-in-aid as may be necessary to increase the total amount of non-cash and cash local grants-in-aid to not less than one-third of the aggregate net project costs thereof.

It is the intention of the City and County of San Francisco and/or the San Francisco Unified School District to provide the additional public facilities listed below for which funds are not presently available on designated land presently owned by the City and County of San Francisco within the designated Project Area or on land within the designated Project Area to be acquired by the City and County of San Francisco and/or the San Francisco Unified School District. Provisions for the expenditures necessary to provide the public facilities listed below for which funds are not presently available shall be subject to such action as may be required by law.

A. DIAMOND HEIGHTS PROJECT

1. Two Public Recreation Areas and a Park
2. Branch Library
3. Elementary School
4. Junior High School
5. Home School (Public)

B. WESTERN ADDITION PROJECT

1. Raphael Weill School Expansion (In addition to improvements already provided)

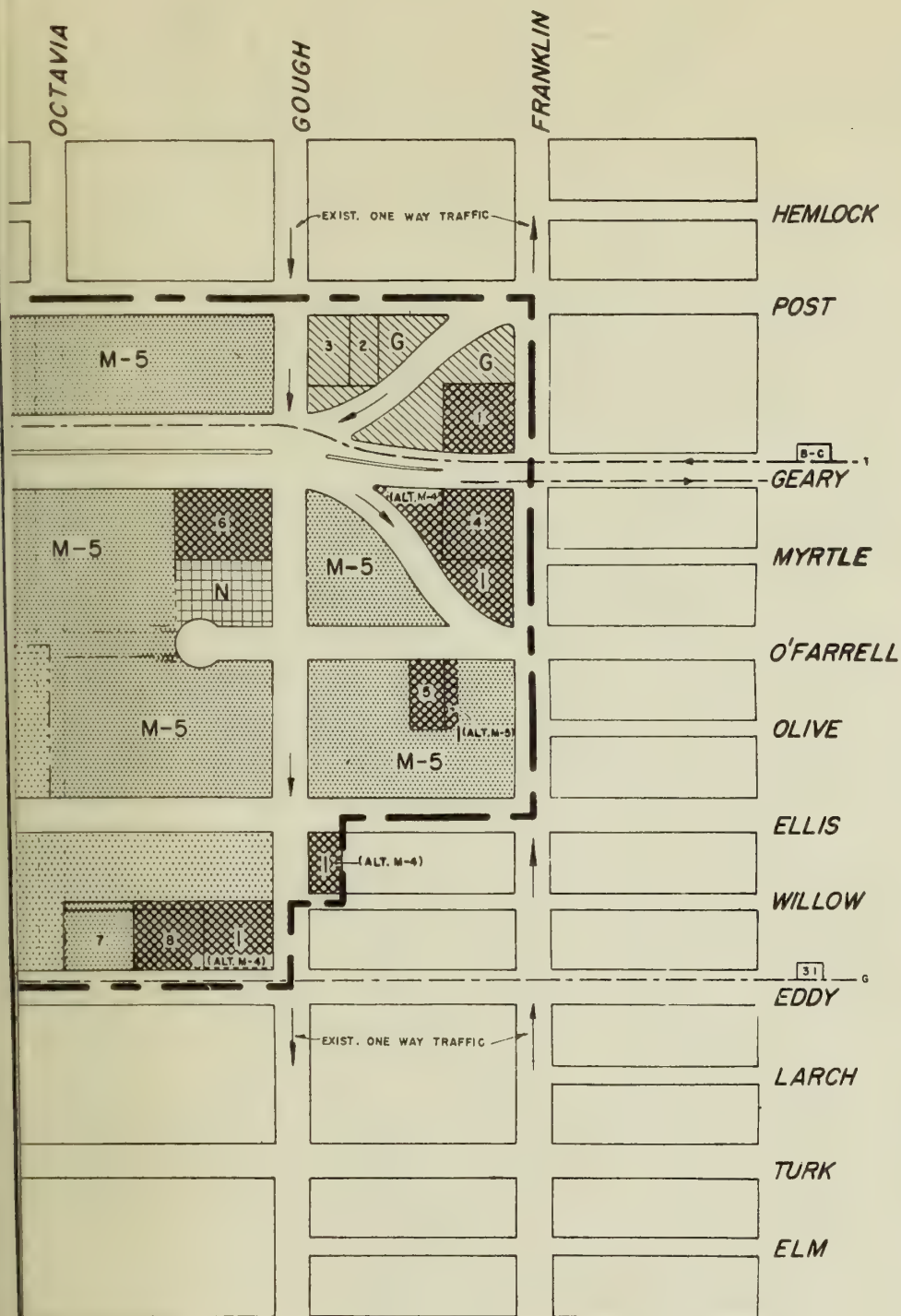
Subsequent to the provision of funds by the City and County of San Francisco and/or the San Francisco Unified School District for the installation of any of the aforementioned public facilities, for which funds are not presently available, the Agency shall request the Urban Renewal Administration to take appropriate action to effect additional non-cash local grant-in-aid credits resulting therefrom, to be applied to either of the aforementioned projects or to future projects.

Payment for Property Condemned

The project temporary loan described herein will include funds to pay for property acquired by the Agency in the estimated amount of Thirteen Million Three Hundred Twenty-six Thousand Four Hundred and Fifty-two Dollars (\$13,326,452.00). Such funds will be credited to an account known by the title, Real Estate Purchases, or a similar title, and shall be made available to the Agency by the Government as needed to pay for property in accordance with the terms of that certain Contract entered into by and between the Agency and the Government. The Agency will pay the fair market value for all properties acquired. In the condemnation of any real property, the Agency will comply with all the provisions of law relative to the exercise of the right of eminent domain.

AMENDMENT

This Redevelopment Plan may be amended in any manner as is now or hereafter may be permitted by law.



28	STORES (APTS ABOVE)	C
29	SANITARY LAUNDRY	C
30	APARTMENT BUILDING	M-5
31	USED CAR LOT	C

NOTE:
ALL HOUSING TO BE PRIVATE
MULTI-FAMILY.
* PROPERTIES EXCLUDED FROM THE
REDEVELOPMENT PLAN

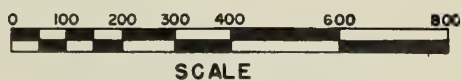
APPROVED BY THE
REDEVELOPMENT
AGENCY OF THE CITY
AND COUNTY OF
SAN FRANCISCO ON

DATE: NOV. 23, 1954

CHAIRMAN
SECRETARY

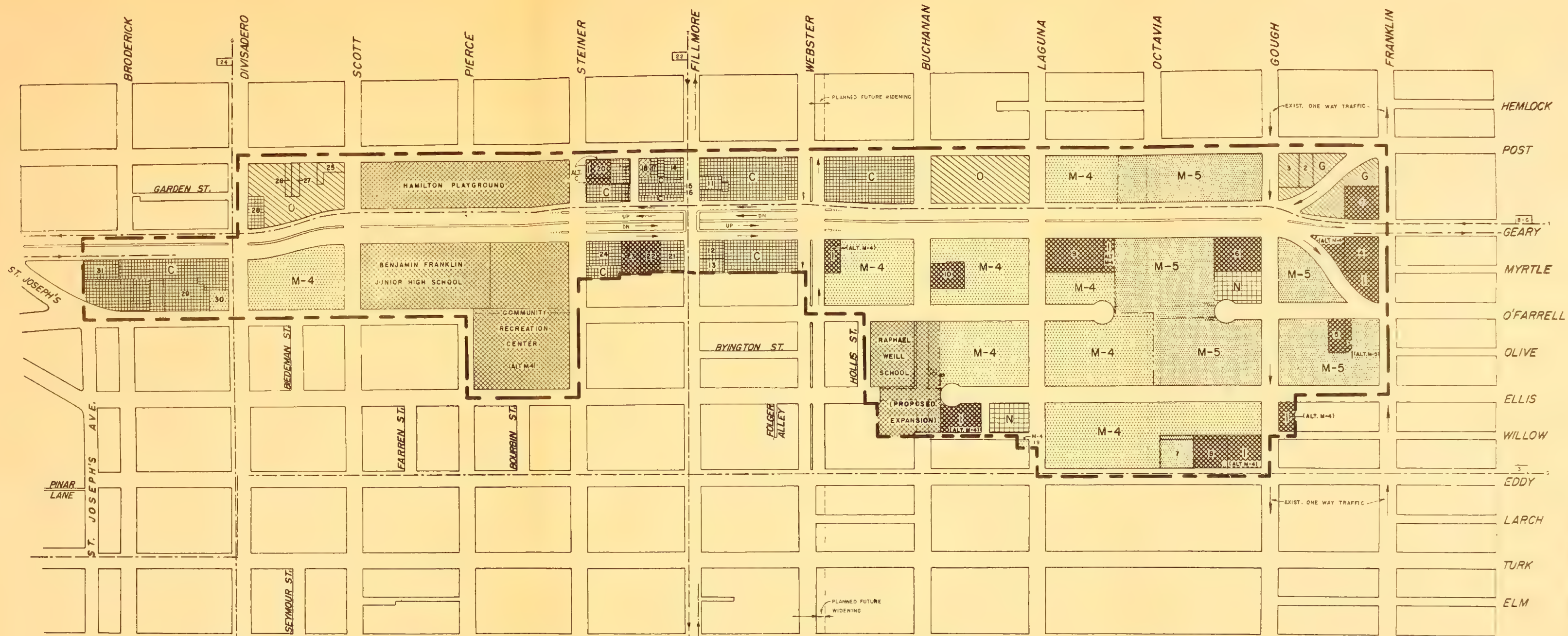
REVISIONS
NO. DATE

1 1-12-56



DRAWN BY: *JB*
CHECKED BY: *TCB*
DATE: *5/19/54*

PART II
A



EXISTING USES TO BE RETAINED

NO.	DESCRIPTION	USE	NO.	DESCRIPTION	USE	NO.	DESCRIPTION	USE	NO.	DESCRIPTION	USE
1	HAMILTON SQUARE BAPTIST CHURCH	I	6	ST. MARK'S LUTHERAN CHURCH	I	10	BUCHANAN STREET "Y"	I	16	STORE	C
2	STUDIO BUILDING	G	7	ST. VINCENT HIGH SCHOOL	I	11	STORE	C	17	STORE	C
3	GARAGE (DE SOTO CARS)	G	8	APARTMENT BUILDINGS	M-5	12	BANK AND HOTEL	C	18	POST OFFICE BUILDING	I
4	UNITARIAN CHURCH	I	9	CATHEDRAL PRES. SCHOOL	I	13	STORE	C	19	* APARTMENT BUILDING	E
			10	SALVATION ARMY OFFICER'S TRAINING CENTER	I	14	STORE	C	20	JONES METHODIST CHURCH	I
						15	STORE	C	21	STORES AND OFFICES	C
									22	CONGREGATION BETH ISREAL	I
									23	MASONIC TEMPLE	C
									24	SAFEMART STORE	C
									25	POST-SCOTT MEDICAL BUILDING	O
									26	MT. ZION PSYCHIATRIC CLINIC	O
									27	MEDICAL OFFICES	O
									28	STORES (APTS ABOVE)	C
									29	SANITARY LAUNDRY	C
									30	APARTMENT BUILDING	M-5
									31	USED CAR LOT	E

NOTE
ALL HOUSING TO BE PRIVATE
MULTI-FAMILY.
* PROPERTIES EXCLUDED FROM THE
REDEVELOPMENT PLAN

LEGEND

RESIDENTIAL USES	COMMERCIAL USES
M-4 MEDIUM DENSITY (70-180 PERSONS / ACRE)	GENERAL
M-5 HIGH DENSITY (180-250 PERSONS / ACRE)	COMMUNITY SHOPPING
INSTITUTIONAL USES	NEIGHBORHOOD SHOPPING
PUBLIC USES AS NOTED	OFFICE AND PROFESSIONAL
PROJECT STREETS	PROJECT BOUNDARY
EASEMENTS	USE SEPARATION
	PUBLIC TRANSPORTATION ROUTE, TRACKLESS TROLLEY
	PUB. TRANSP. ROUTE, GAS BUS

LAND USE MAP

WESTERN ADDITION REDEVELOPMENT PROJECT AREA A-1
REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO
512 GOLDEN GATE AVENUE, SAN FRANCISCO 2, CALIFORNIA
ORDWAY 3-6134

APPROVED BY THE
REDEVELOPMENT
AGENCY OF THE CITY
AND COUNTY OF
SAN FRANCISCO ON

DATE: NOV. 23, 1954

CHAIRMAN

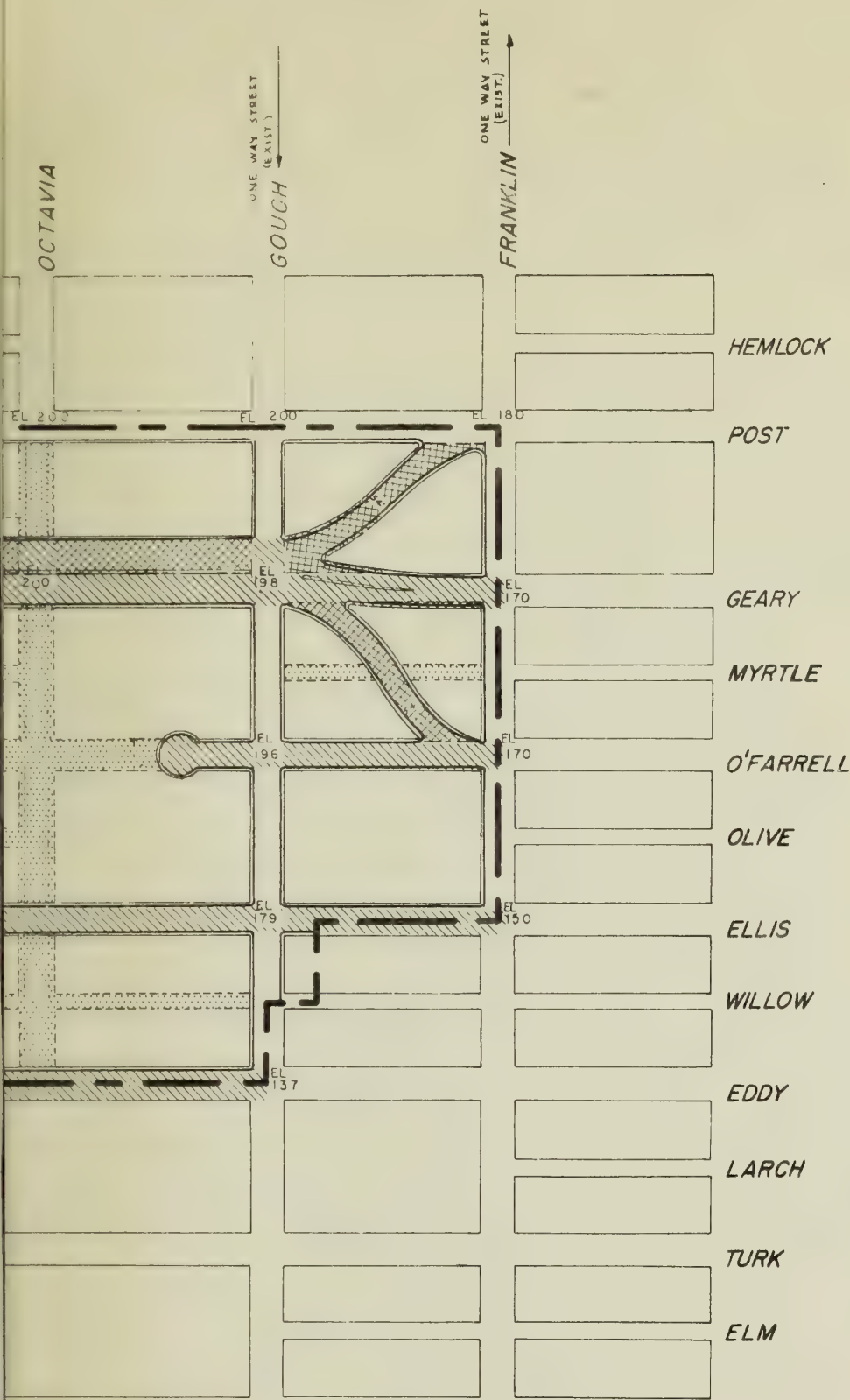
SECRETARY

REVISIONS
NO. DATE
1 1-12-56



DRAWN BY:
CHECKED BY:
DATE: 5-13-56

PART II
A



NOTES

R.O.W. OF EXISTING STREETS 68'-9" EXCEPT AS NOTED
 R.O.W. OF MYRTLE ST., OLIVE ST. & WILLOW ST. 35'-0"
 EXISTING PAVING TO BE REMOVED BEFORE REPAVING
 O.A. DIMEN SHOWN FOR GEARY & WEBSTER ARE PROPOSED R.O.W. WIDTHS

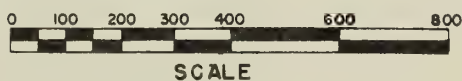


APPROVED BY THE
 REDEVELOPMENT
 AGENCY OF THE CITY
 AND COUNTY OF
 SAN FRANCISCO ON

DATE: NOV. 23, 1954

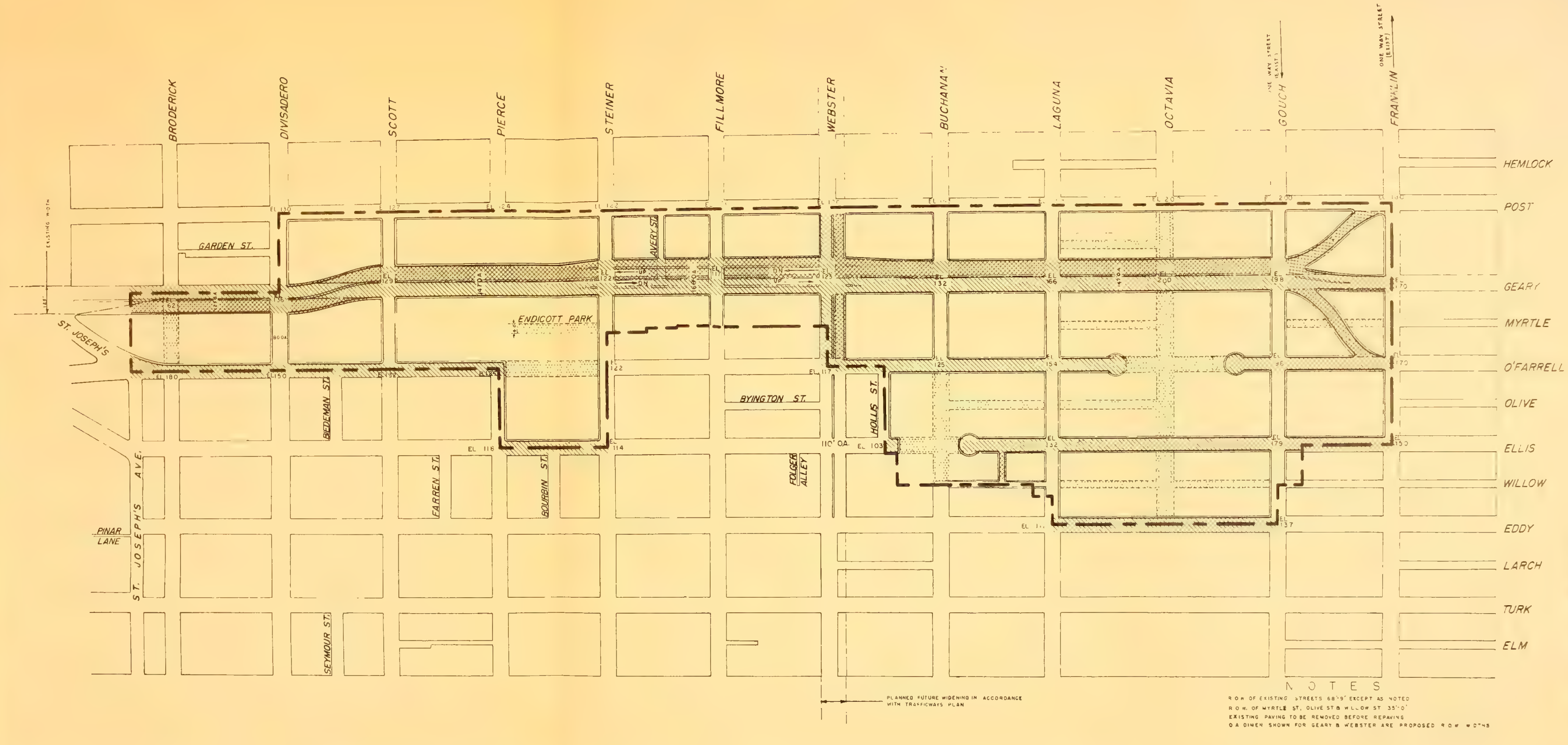
[Signature]
 CHAIRMAN
[Signature]
 SECRETARY

REVISIONS
 NO. DATE



DRAWN BY: *TCB*
 CHECKED BY: *[Signature]*
 DATE: *11/23/54*

PART II
 B



LEGEND

SITE PREPARATION PLAN STREETS AND HIGHWAYS

WESTERN ADDITION REDEVELOPMENT PROJECT AREA A-1
REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO
512 GOLDEN GATE AVENUE, SAN FRANCISCO 2, CALIFORNIA
ORDWAY 3-6134

APPROVED BY THE
REDEVELOPMENT
AGENCY OF THE CITY
AND COUNTY OF
SAN FRANCISCO ON

DATE: NOV. 23, 1954

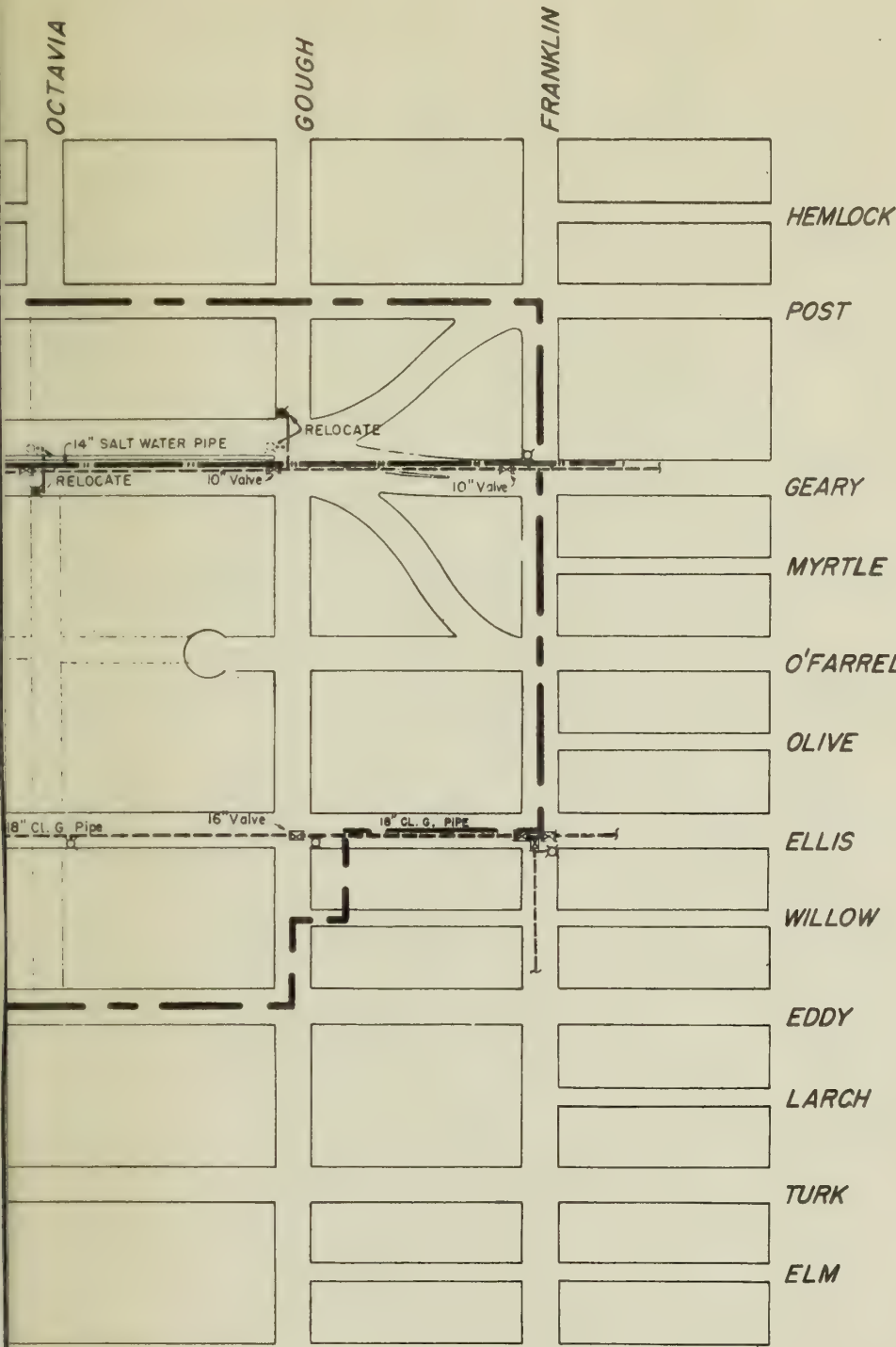
CHAIRMAN
SECRETARY

REVISIONS
NO. DATE

0 100 200 300 400 500 600 800
SCALE

DRAWN BY: J.S.
CHECKED BY: J.S.
DATE: 11/23/54

PART II
B



APPROVED BY THE
REDEVELOPMENT
AGENCY OF THE CITY
AND COUNTY OF
SAN FRANCISCO ON

DATE: NOV. 23, 1954

CHAIRMAN

SECRETARY

REVISIONS
NO. DATE

0 100 200 300 400 600 800

SCALE

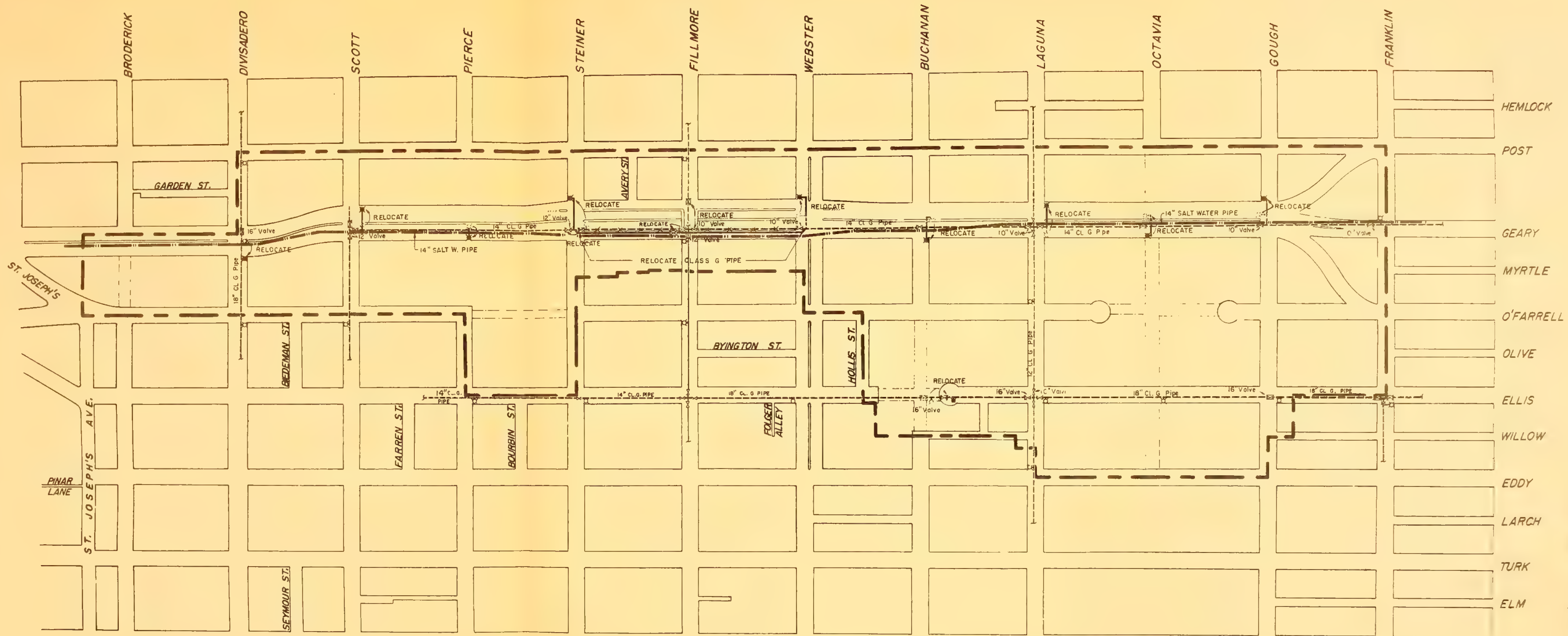
DRAWN BY: NEST

CHECKED BY: IYB

DATE: 11/24/54

PART II

C



LEGEND

- ⊠ EXIST HP HYDRANTS TO REMAIN
- ⊠ EXIST HYDRANTS TO BE REMOVED
- ⊠ RELOCATED HYDRANTS
- EXIST SALTWATER PIPE TO REMAIN (PRIVATELY OWNED)
- EXIST HP PIPE (CLASS G) TO REMAIN
- RELOCATED HP PIPE CLASS G
- EXIST HP PIPE TO BE REMOVED
- EXIST VALVES TO BE REMOVED
- RELOCATED VALVES
- PROJECT BOUNDARY
- NEW EASEMENT

SITE PREPARATION PLAN AUXILIARY WATER

WESTERN ADDITION REDEVELOPMENT PROJECT AREA A-1
REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO

512 GOLDEN GATE AVENUE, SAN FRANCISCO 2, CALIFORNIA

ORDWAY 3-6134

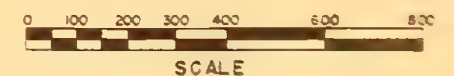
APPROVED BY THE
REDEVELOPMENT
AGENCY OF THE CITY
AND COUNTY OF
SAN FRANCISCO ON

DATE: NOV. 23, 1954

CHAIRMAN

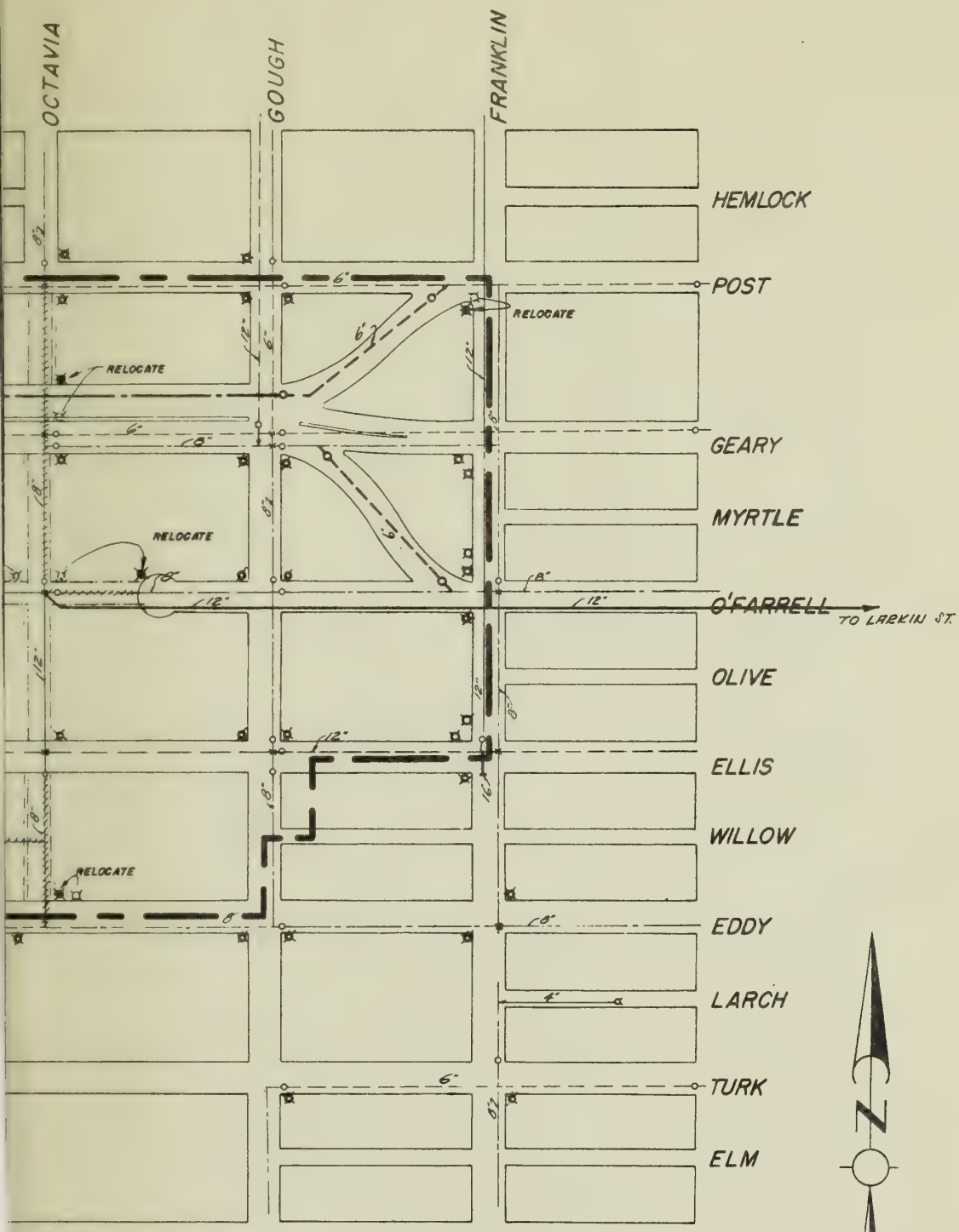
SECRETARY

REVISIONS
NO. DATE



DRAWN BY: J. L. ...
CHECKED BY: J. L. ...
DATE: 11/24/54

PART II
C

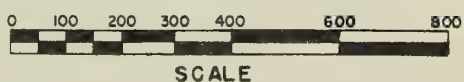


APPROVED BY THE
REDEVELOPMENT
AGENCY OF THE CITY
AND COUNTY OF
SAN FRANCISCO ON

DATE: NOV. 23, 1954

W. H. ...
CHAIRMAN
M. C. ...
SECRETARY

REVISIONS
NO. DATE



DRAWN BY: LL ST

CHECKED BY: TUB

DATE: 11/24/54

PART II

D



LEGEND

- ✕ EXISTING L.P. HYDRANTS TO REMAIN
- ✕ EXISTING L.P. HYDRANTS TO BE REMOVED
- ✕ RELOCATED HYDRANTS
- EXISTING L.P. PIPE TO REMAIN
- ===== EXISTING L.P. MAINS TO BE ABANDONED
- ===== NEW L.P. MAINS TO BE INSTALLED
- GATE VALVES
- BOUNDARY OF PROJECT
- NEW EASEMENT

NOTE:
HYDRANTS ARE SHOWN WITHIN PROPERTY
LINE TO AVOID CROWDING SYMBOLS.
ACTUAL LOCATION OF HYDRANTS IS IN
STREET RIGHT-OF-WAY
MIN. WATERPRESSURE = 40 P.S.I.

SITE PREPARATION PLAN LOW PRESSURE WATER

WESTERN ADDITION REDEVELOPMENT PROJECT AREA A-1
REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO
512 GOLDEN GATE AVENUE, SAN FRANCISCO 2, CALIFORNIA

ORDWAY 3-6134

APPROVED BY THE
REDEVELOPMENT
AGENCY OF THE CITY
AND COUNTY OF
SAN FRANCISCO ON

DATE: NOV. 23, 1954

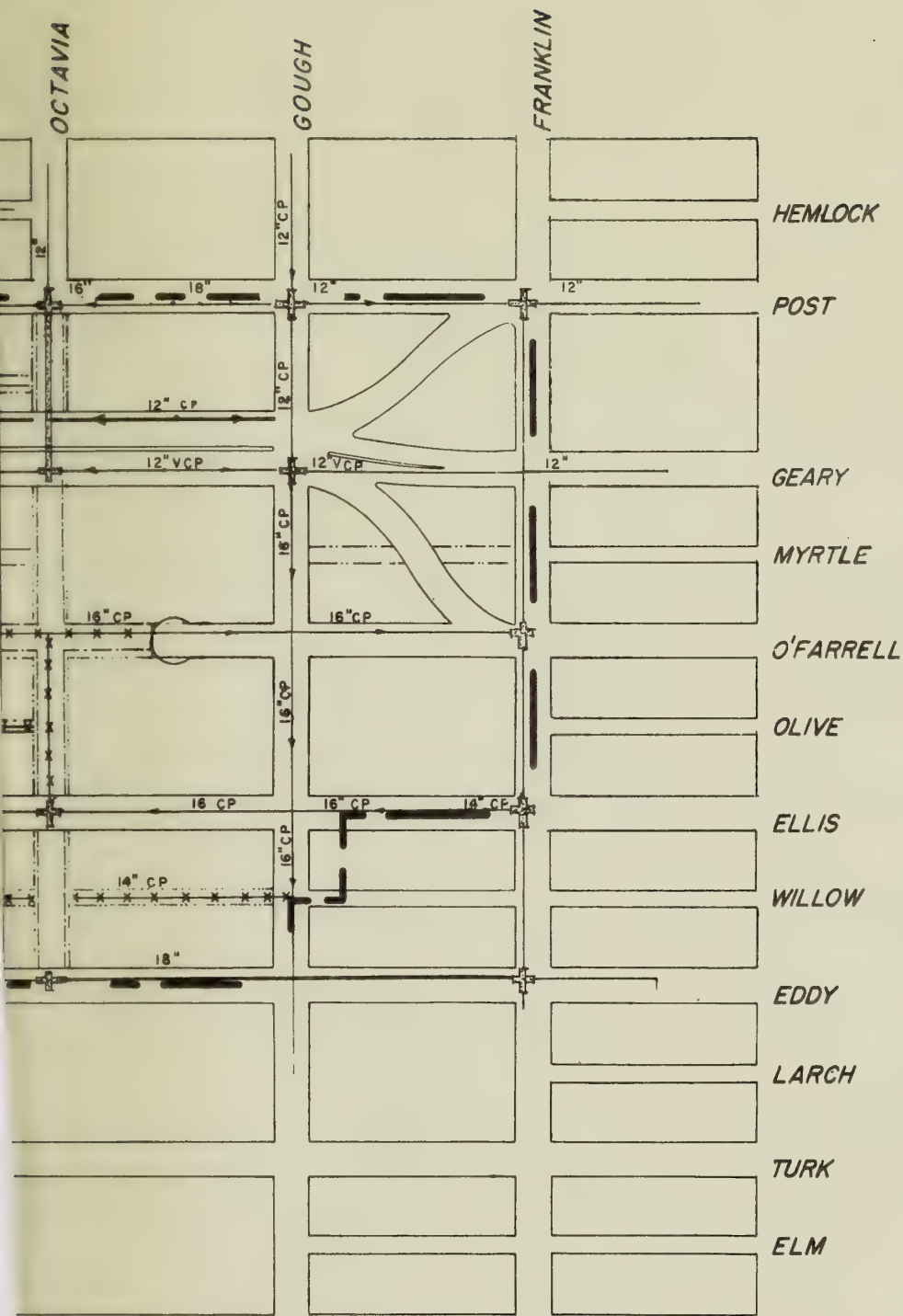
[Signature] CHAIRMAN
[Signature] SECRETARY

REVISIONS
NO. DATE



DRAWN BY: J.L. ST
CHECKED BY: T.E.
DATE: 1/24/54

PART II
D



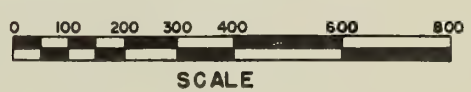
LOCATION OF TRUNK SEWERS IS 1/2 OF STREET. TRUNK SEWERS ON PROJECT BOUNDARY
OFF-SET TO AVOID CONFLICT WITH BOUNDARY DELINEATION.

APPROVED BY THE
REDEVELOPMENT
AGENCY OF THE CITY
AND COUNTY OF
SAN FRANCISCO ON

DATE: NOV. 23, 1954

[Signature]
CHAIRMAN
[Signature]
SECRETARY

REVISIONS
NO. DATE



DRAWN BY: *[Signature]*
CHECKED BY: *[Signature]*
DATE: 11/24/54

PART II
E



NOTE: NORMAL LOCATION OF TRUNK SEWERS IS 1/2 OF STREET. TRUNK SEWERS ON PROJECT BOUNDARY ARE SHOWN OFF-SET TO AVOID CONFLICT WITH BOUNDARY DELINEATION.

LEGEND

- EXIST. BRICK OR CONC. SEWERS
- EXIST. PIPE SEWERS
- PROPOSED SEWERS
- SEWERS TO BE ABANDONED
- STREETS TO BE ABANDONED
- PROJECT BOUNDARY
- EASEMENT TO BE ESTABLISHED

SITE PREPARATION PLAN SEWERS

WESTERN ADDITION REDEVELOPMENT PROJECT AREA A-1
REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO
512 GOLDEN GATE AVENUE, SAN FRANCISCO 2, CALIFORNIA

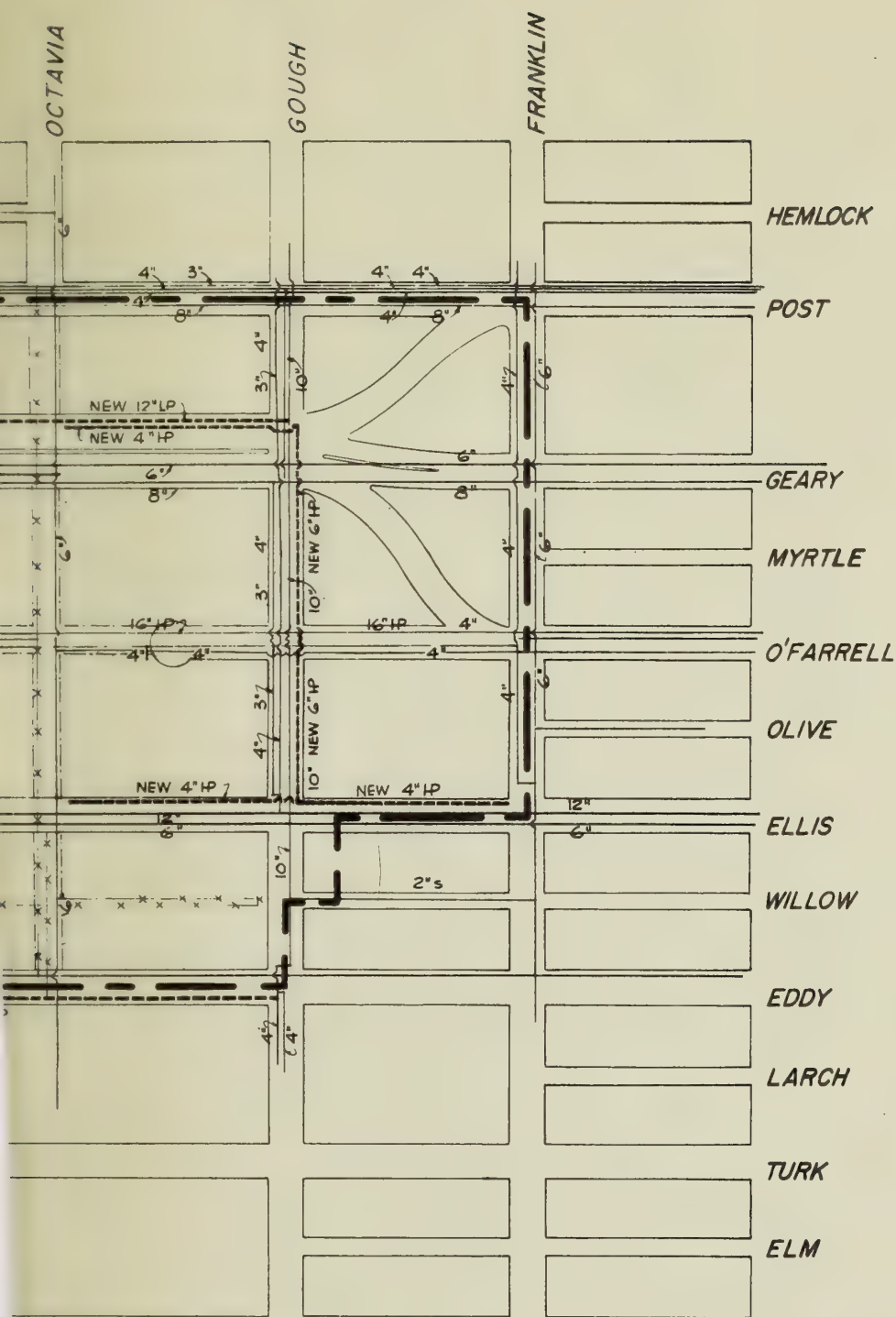
APPROVED BY THE
REDEVELOPMENT
AGENCY OF THE CITY
AND COUNTY OF
SAN FRANCISCO ON
DATE: NOV. 23, 1954.
CHAIRMAN
SECRETARY

REVISIONS
NO. DATE



DRAWN BY: J. ST.
CHECKED BY: J. ST.
DATE: 11/24/54

PART II
E

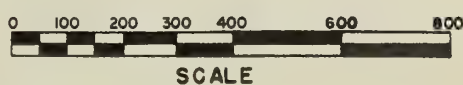


APPROVED BY THE
REDEVELOPMENT
AGENCY OF THE CITY
AND COUNTY OF
SAN FRANCISCO ON

DATE: NOV. 23, 1954

CHAIRMAN
SECRETARY

REVISIONS
NO. DATE



DRAWN BY: H. S. L.

CHECKED BY: J. L. B.

DATE: 11/24/54

PART II
F.



LEGEND

- PROJECT BOUNDARY
- EASEMENT
- EXISTING GAS MAIN
- GAS MAIN TO BE INSTALLED
- GAS MAIN TO BE DISCONTINUED & ABANDONED
- LP LOW PRESSURE
- HP HIGH PRESSURE
- SHP SEMI HIGH PRESSURE
- NOTE: ALL EXISTING MAIN SHOWN IS LOW PRESSURE UNLESS OTHERWISE NOTED

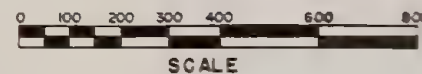
SITE PREPARATION PLAN GAS

WESTERN ADDITION REDEVELOPMENT PROJECT AREA A-1
REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO
512 GOLDEN GATE AVENUE, SAN FRANCISCO 2, CALIFORNIA

APPROVED BY THE
REDEVELOPMENT
AGENCY OF THE CITY
AND COUNTY OF
SAN FRANCISCO ON

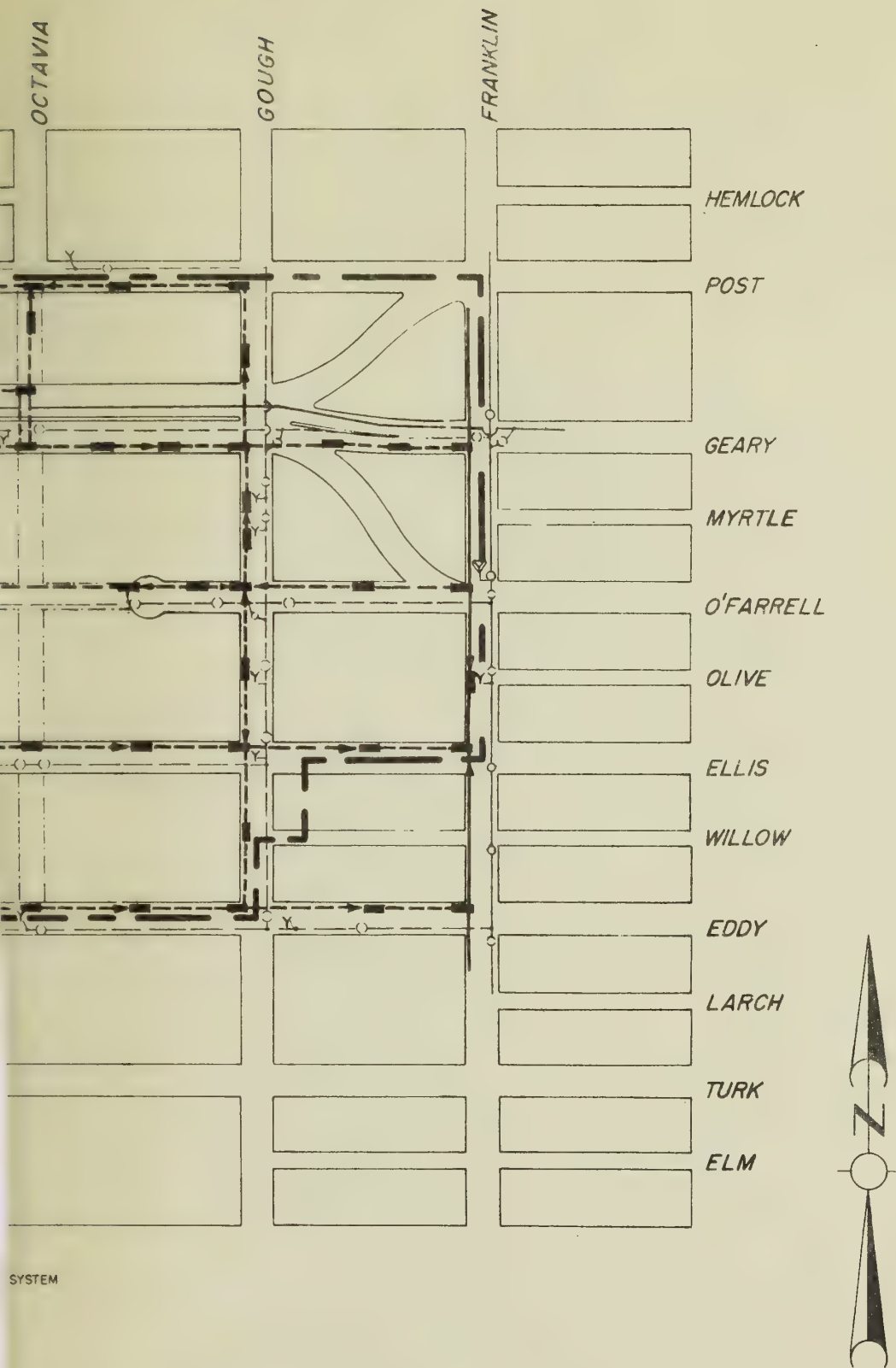
DATE: NOV. 23, 1954
CHAIRMAN
SECRETARY

REVISIONS
NO. DATE



DRAWN BY: N.S.
CHECKED BY: J.B.
DATE: 11/24/54

PART II
F.

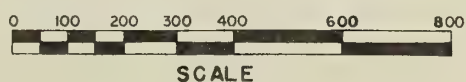


APPROVED BY THE
REDEVELOPMENT
AGENCY OF THE CITY
AND COUNTY OF
SAN FRANCISCO ON

DATE: NOV 25, 1954

[Signature]
CHAIRMAN
[Signature]
SECRETARY

REVISIONS
NO. DATE



DRAWN BY: HST

CHECKED BY: *[Signature]*

DATE: 11/24/54

PART II
G



NOTE: OVERHEAD DISTRIBUTION SYSTEM
TO BE REMOVED

LEGEND

- PRESENT 12 KV PRIMARY, 3 PHASE
- PROPOSED ADDITIONAL 12 KV PRIMARY, 3 PHASE
- PRESENT 120/208 V "Y" CONNECTED TRANSFORMER BANK
- PROPOSED ADDITIONAL 120/208 V "Y" CONNECTED TRANSFORMER BANK
- PRESENT 12 KV SWITCH
- PROPOSED 12 KW SWITCH
- PRESENT 120/208 V "Y" 4 WIRE SECONDARY MAIN & BUS
- PROPOSED 120/208 V "Y" 4 WIRE SECONDARY MAIN
- PROPOSED SECONDARY BUS
- PROPOSED 12 KV POLE RISER
- LEAVE SECONDARY OPEN
- BOUNDARY OF PROJECT
- EASEMENTS

SITE PREPARATION PLAN ELECTRICITY

WESTERN ADDITION REDEVELOPMENT PROJECT AREA A-1
REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO

512 GOLDEN GATE AVENUE, SAN FRANCISCO 2, CALIFORNIA

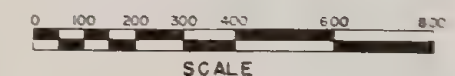
ORDWAY 3-6134

APPROVED BY THE
REDEVELOPMENT
AGENCY OF THE CITY
AND COUNTY OF
SAN FRANCISCO ON

DATE: NOV. 25, 1954

[Signature]
CHAIRMAN
[Signature]
SECRETARY

REVISIONS
NO. DATE

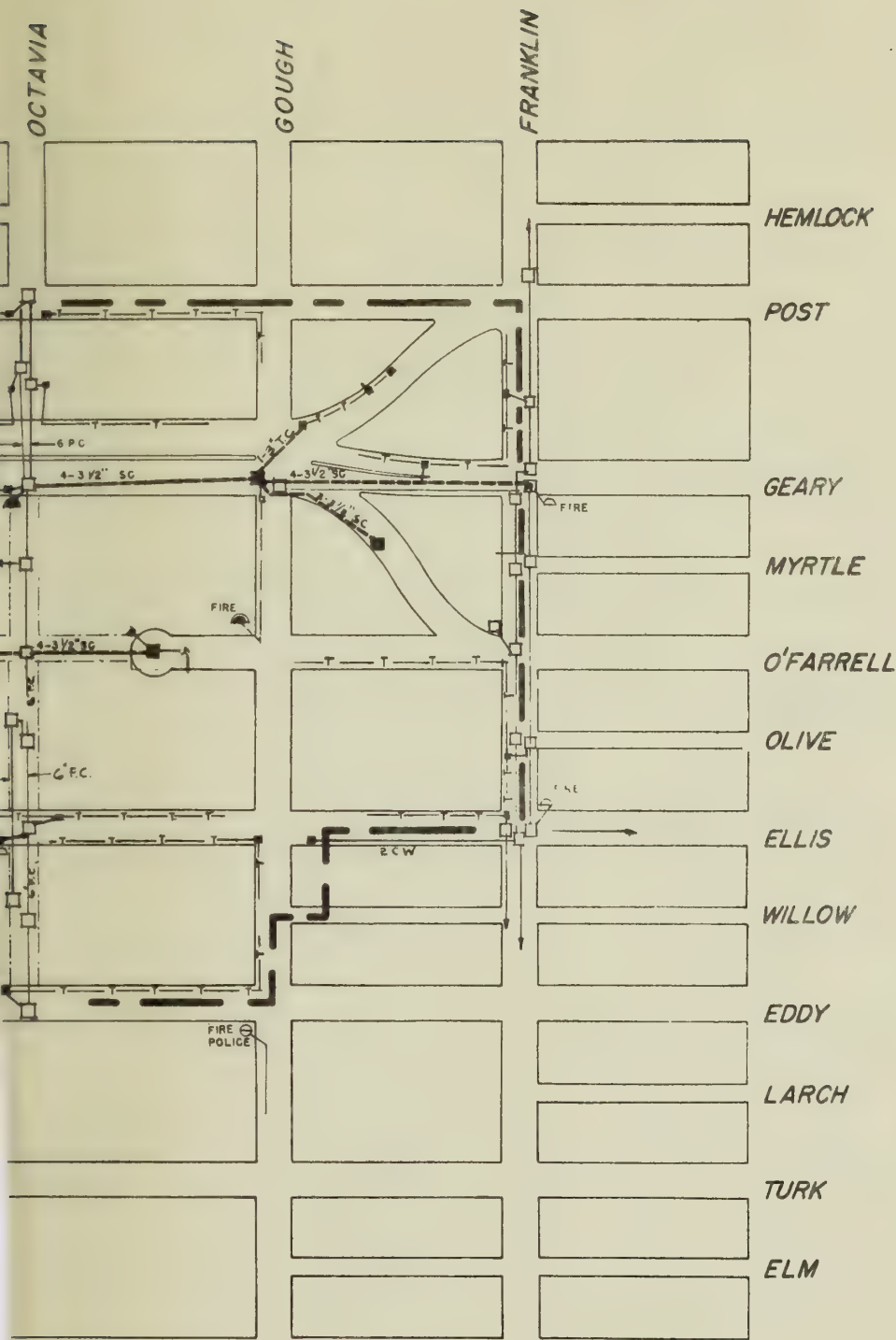


DRAWN BY: N. ST.

CHECKED BY: *[Signature]*

DATE: 1/24/54

PART II
G



NOTES

ALL SIDEWALK CONDUIT TO BE 3" TRANSITE
ALL EXIST. AERIAL CABLE TO BE REMOVED



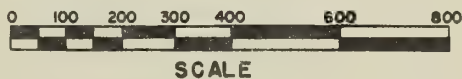
APPROVED BY THE
REDEVELOPMENT
AGENCY OF THE CITY
AND COUNTY OF
SAN FRANCISCO ON

DATE: NOV. 23, 1954

CHAIRMAN

SECRETARY

REVISIONS
NO. DATE



DRAWN BY: N. ST.

CHECKED BY: TUB

DATE: 11/24/54

PART II

H



NOTES
ALL SIDEWALK CONDUIT TO BE 3" TRANSITE
ALL EXIST. AERIAL CABLE TO BE REMOVED

LEGEND

<p>PROPOSED MAIN CONDUIT</p> <p>EXISTING CONDUIT (MAIN & SUBSIDIARY)</p> <p>CONDUIT TO BE ABANDONED</p> <p>PROPOSED SIDEWALK DISTRIBUTION SYSTEM</p> <p>PROPOSED NEW MANHOLE</p> <p>EXISTING MANHOLE</p> <p>MANHOLE TO BE ABANDONED</p> <p>MANHOLE TO BE REBUILT</p> <p>PROPOSED NEW SERVICE BOXES</p>	<p>PROPOSED 1" (1 1/2" GALV. IRON) CONDUIT</p> <p>PROPOSED FIRE BOX</p> <p>PROPOSED POLICE BOX (EXACT LOCATION TO BE DETERMINED IN FIELD)</p> <p>EXISTING FIRE BOX</p> <p>EXISTING POLICE BOX</p>
<p>TC TRANSITE CONDUIT</p> <p>PC PAPER CONDUIT</p> <p>VC MULTI-OUT VITRIFIED CLAY</p> <p>SC SOAPSTONE CONDUIT</p> <p>W.C. CEMENTED WOOD CONDUIT</p>	
<p>NEW SEWERAGE</p> <p>PROJECT BOUNDARY</p>	

SITE PREPARATION PLAN TELEPHONE SYSTEM INCLUDING FIRE ALARM & POLICE TELEPHONE SYSTEMS

WESTERN ADDITION REDEVELOPMENT PROJECT AREA A-1
REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO
512 GOLDEN GATE AVENUE, SAN FRANCISCO 2, CALIFORNIA

APPROVED BY THE
REDEVELOPMENT
AGENCY OF THE CITY
AND COUNTY OF
SAN FRANCISCO ON

DATE: NOV. 23, 1964

CHAIRMAN
SECRETARY

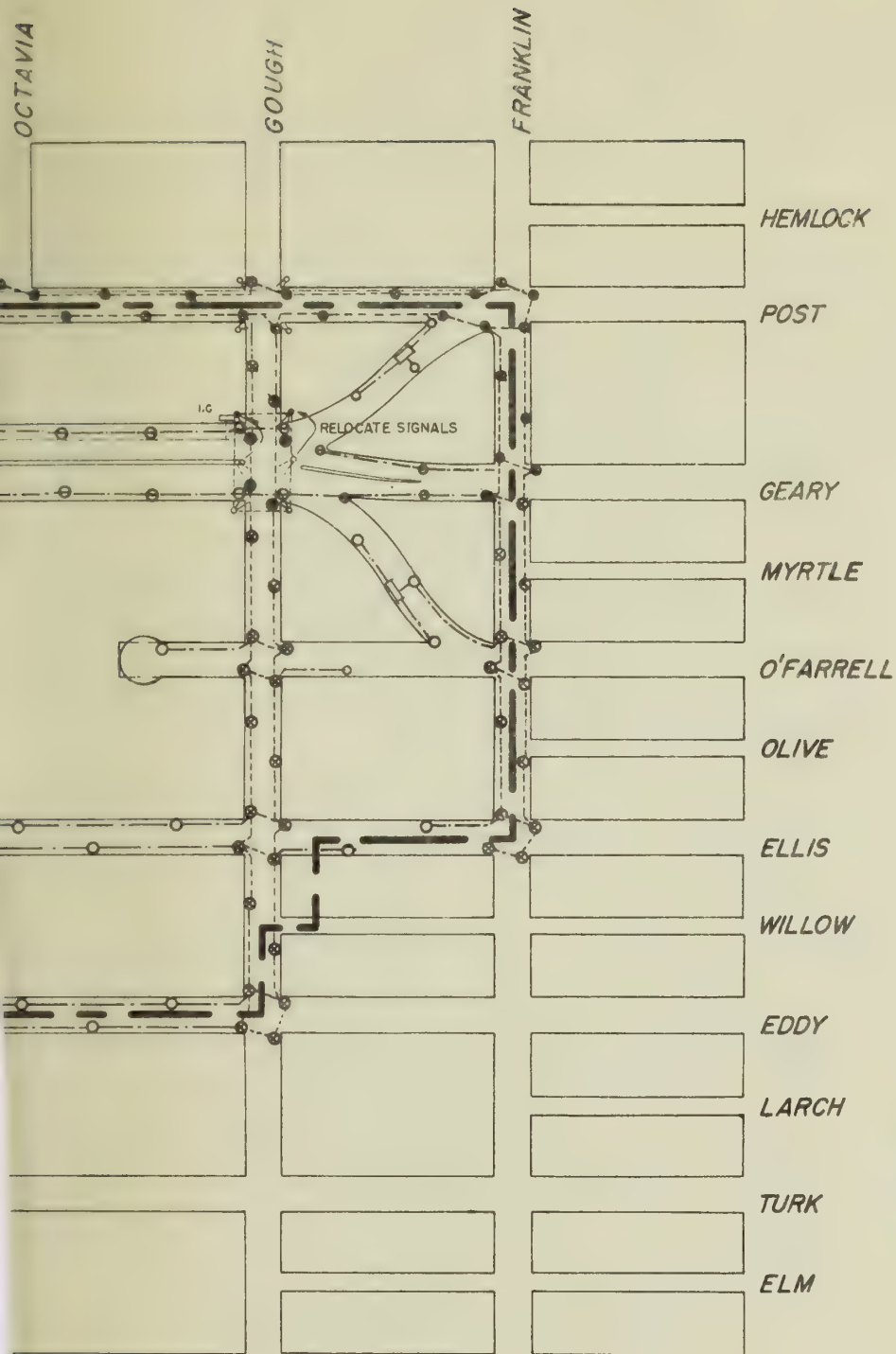
REVISIONS
NO. DATE



DRAWN BY: N.S.
CHECKED BY: J.B.
DATE: 11/24/64

PART II
H

ORDWAY 3-6134



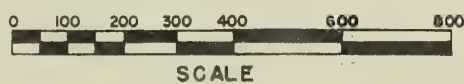
APPROVED BY THE
REDEVELOPMENT
AGENCY OF THE CITY
AND COUNTY OF
SAN FRANCISCO ON

DATE: NOV. 23, 1964

[Signature]
CHAIRMAN

[Signature]
SECRETARY

REVISIONS
NO. DATE



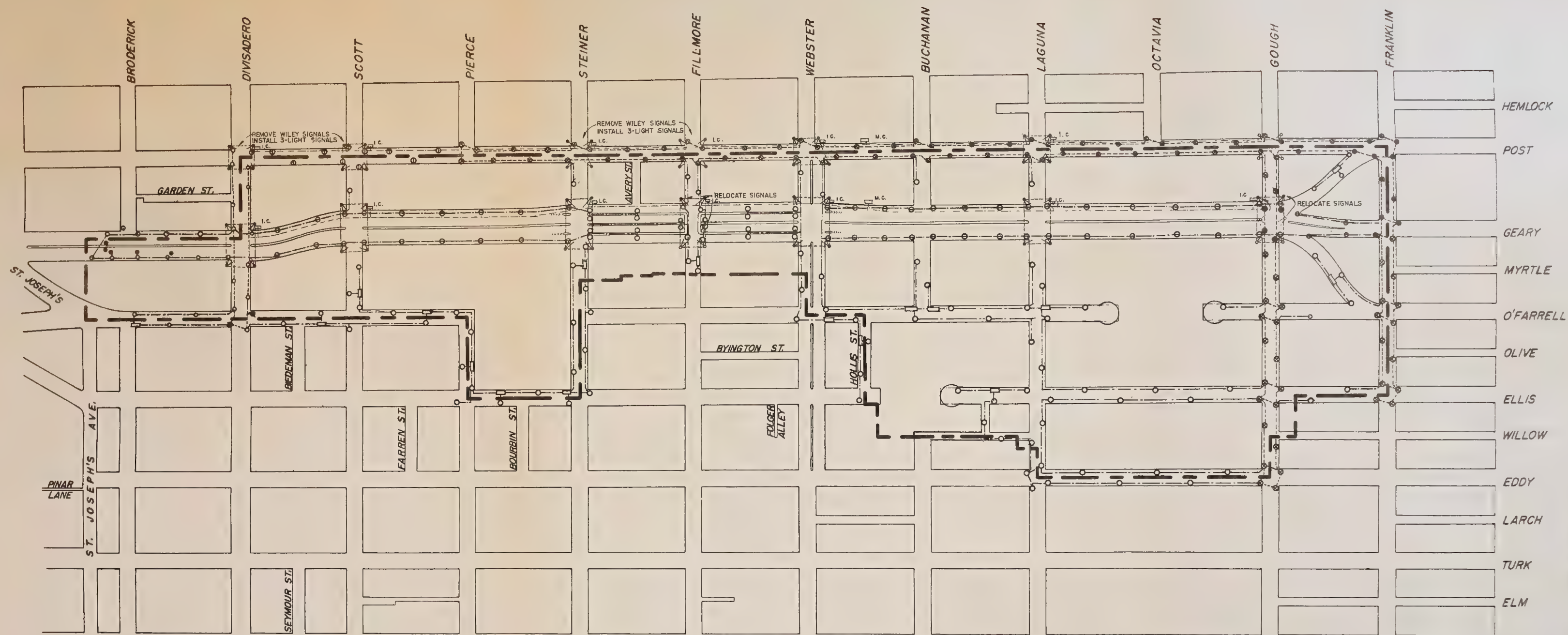
DRAWN BY: NST

CHECKED BY: TCB

DATE: 11/26/64

PART II

J



NOTE: ALL TRAFFIC SIGNALS ARE SHOWN WITHIN PROPERTY LINE TO AVOID CROWDING OF SYMBOLS. ACTUAL LOCATION OF SIGNALS AND CONTROL BOXES IS ON SIDEWALK.

LEGEND

- REPLACE EXIST. STANDARD WITH NEW CONC. PENDANT STANDARD ON EXIST. FOUNDATION
- CONC. PENDANT ELECTROLIER TO BE INSTALLED
- EXIST. LIGHTING UNIT—TO BE REMOVED
- TROLLEY POLE BRACKET LIGHT—TO BE INSTALLED
- DOUBLE PENDANT CONC. ELECTROLIER—TO BE INSTALLED
- EXIST. LIGHTING UNIT TO REMAIN
- PULLBOX—TO BE INSTALLED
- CONDUIT AND CABLE TO BE INSTALLED
- CONDUIT EXISTING, CABLE TO BE INSTALLED
- PROJECT BOUNDARY
- PRES. LIGHT SIGNAL TO REMAIN
- PRES. LIGHT SIGNAL TO BE REMOVED
- NEW SIGNAL TO BE INSTALLED
- NEW INTERCONNECTING CONDUIT & CABLE FOR LIGHT SIGNALS TO BE INSTALLED
- I.C. INTERSECTION CONTROL BOX FOR SIGNAL M.C. — MAIN CONTROL BOX FOR TRAFFIC SIGNALS.

SITE PREPARATION PLAN STREET LIGHTING INCLUDING TRAFFIC SIGNALS

WESTERN ADDITION REDEVELOPMENT PROJECT AREA A-1
REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO
512 GOLDEN GATE AVENUE, SAN FRANCISCO 2, CALIFORNIA

ORDWAY 3-6134

APPROVED BY THE
REDEVELOPMENT
AGENCY OF THE CITY
AND COUNTY OF
SAN FRANCISCO ON

DATE: NOV. 25, 1964

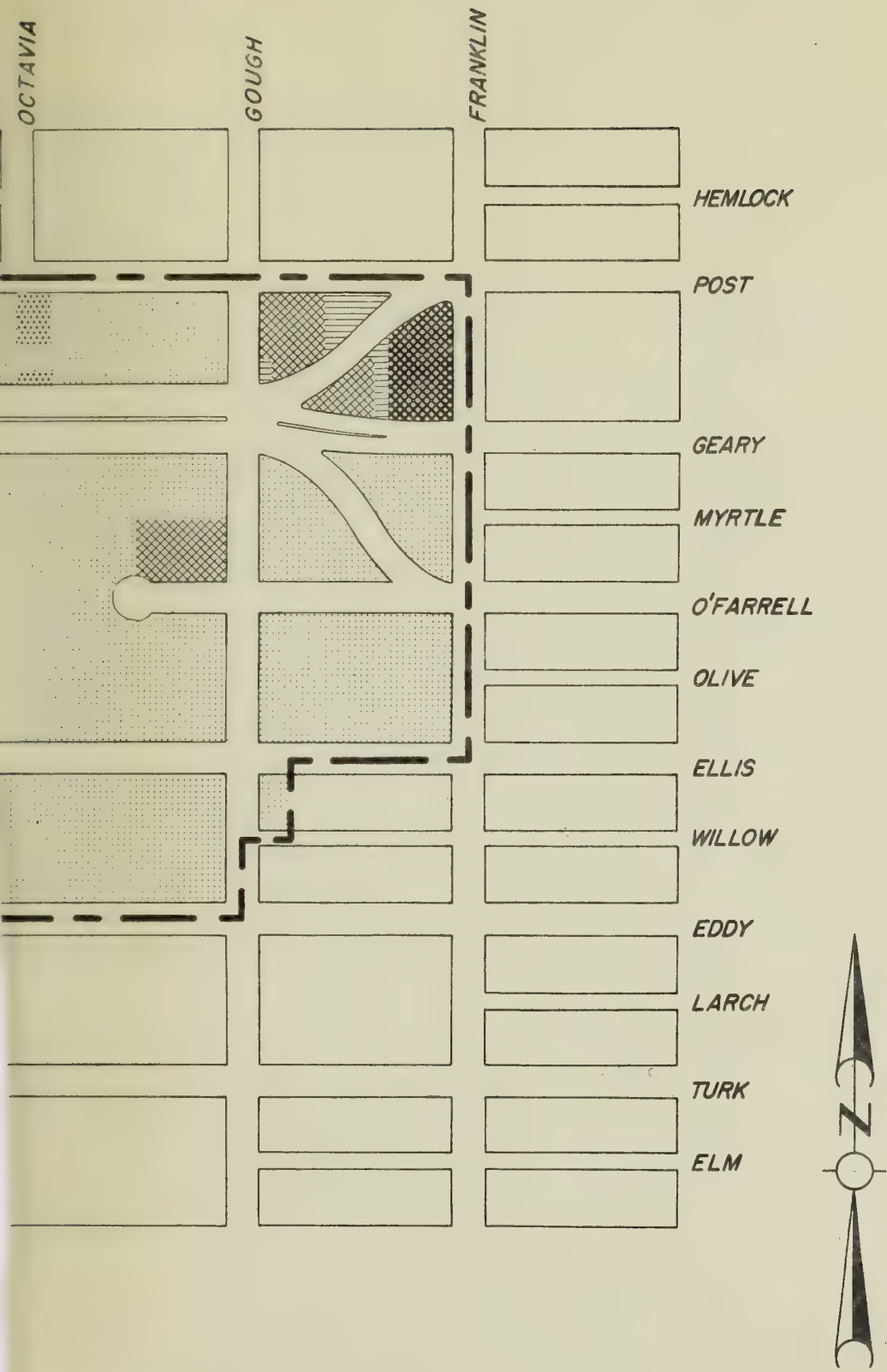
[Signature] CHAIRMAN
[Signature] SECRETARY

REVISIONS
NO. DATE

0 100 200 300 400 500 600 800
SCALE

DRAWN BY: N.S.T.
CHECKED BY: J.C.B.
DATE: 11/26/64

PART II
J

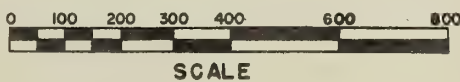


APPROVED BY THE
REDEVELOPMENT
AGENCY OF THE CITY
AND COUNTY OF
SAN FRANCISCO ON

DATE NOV 23, 1954

[Signature]
CHAIRMAN
[Signature]
SECRETARY

REVISIONS
NO. DATE
1. 3-1-56



DRAWN BY: ---
CHECKED BY: TLB
DATE: 11/23/54

PART II
K



BASED ON PART II, CHAPTER II OF THE SAN FRANCISCO MUNICIPAL CODE (CITY PLANNING CODE), AMENDED AND CORRECTED AS OF DEC. 1, 1948.

LEGEND

- EXISTING R-2 TO BE CHANGED TO C.
- EXISTING L.I. TO BE CHANGED TO C.
- EXISTING C. TO BE CHANGED TO R-2.
- EXISTING L.I. TO BE CHANGED TO R-2.
- AREA TO REMAIN R-2.
- AREA TO REMAIN C.

R-2 IS MULTI-RESIDENTIAL, C IS COMMERCIAL, L.I. IS LIGHT INDUSTRIAL

PROPOSED ZONING CHANGES

WESTERN ADDITION REDEVELOPMENT PROJECT AREA A-1
REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO
512 GOLDEN GATE AVENUE, SAN FRANCISCO 2, CALIFORNIA

APPROVED BY THE
REDEVELOPMENT
AGENCY OF THE CITY
AND COUNTY OF
SAN FRANCISCO ON

DATE NOV. 23, 1954

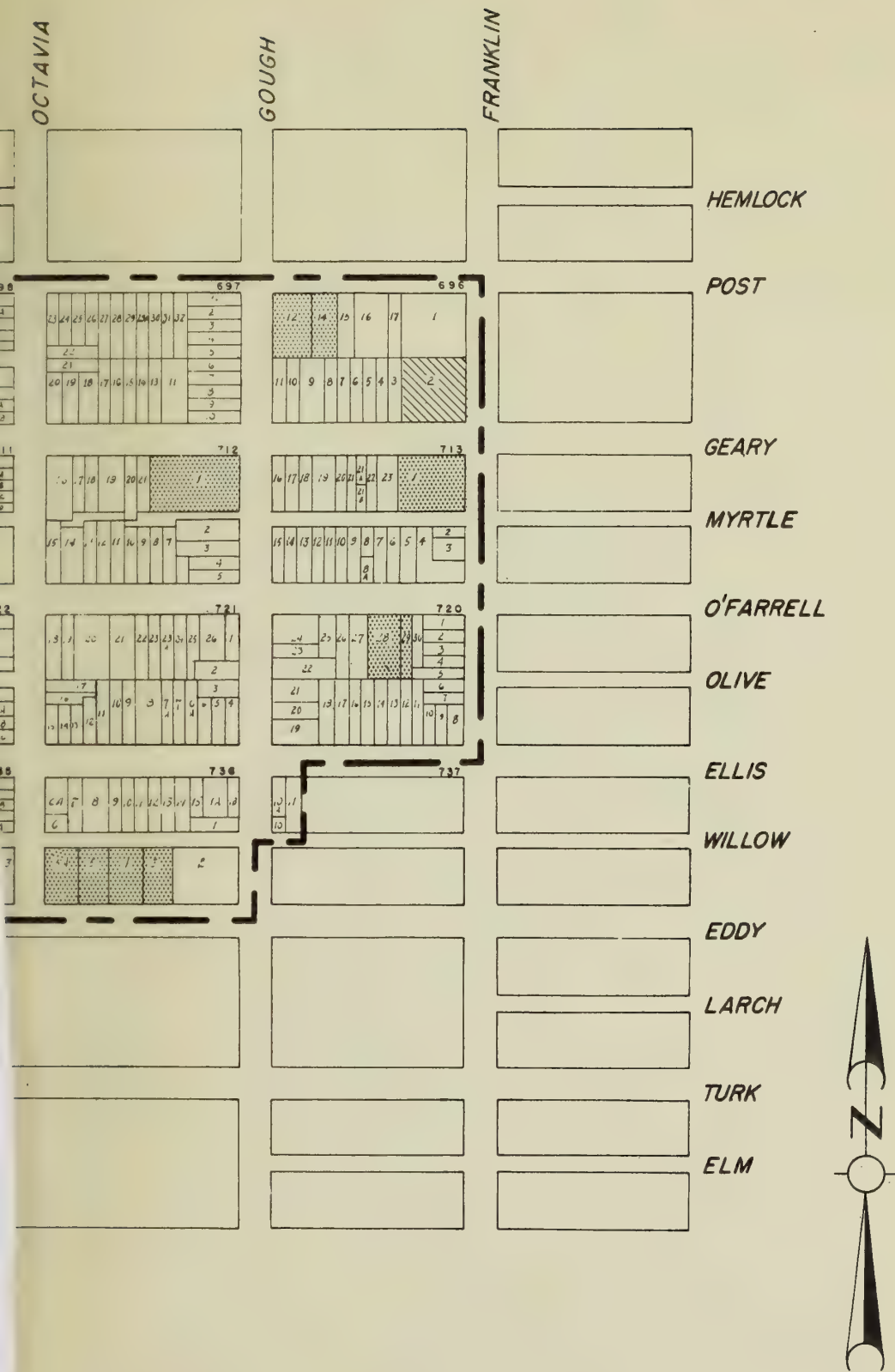
CHAIRMAN
SECRETARY

REVISIONS
NO. DATE
1. 3-1-56



DRAWN BY
CHECKED BY
DATE 11/23/54

PART II
K



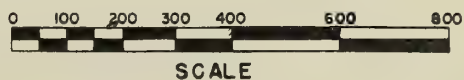
APPROVED BY THE
REDEVELOPMENT
AGENCY OF THE CITY
AND COUNTY OF
SAN FRANCISCO ON

DATE: 4/3/56

Joseph H. Blum
CHAIRMAN
Walter J. ...
SECRETARY

REVISIONS
NO. DATE

1. 1-11-56
2. 3-30-56



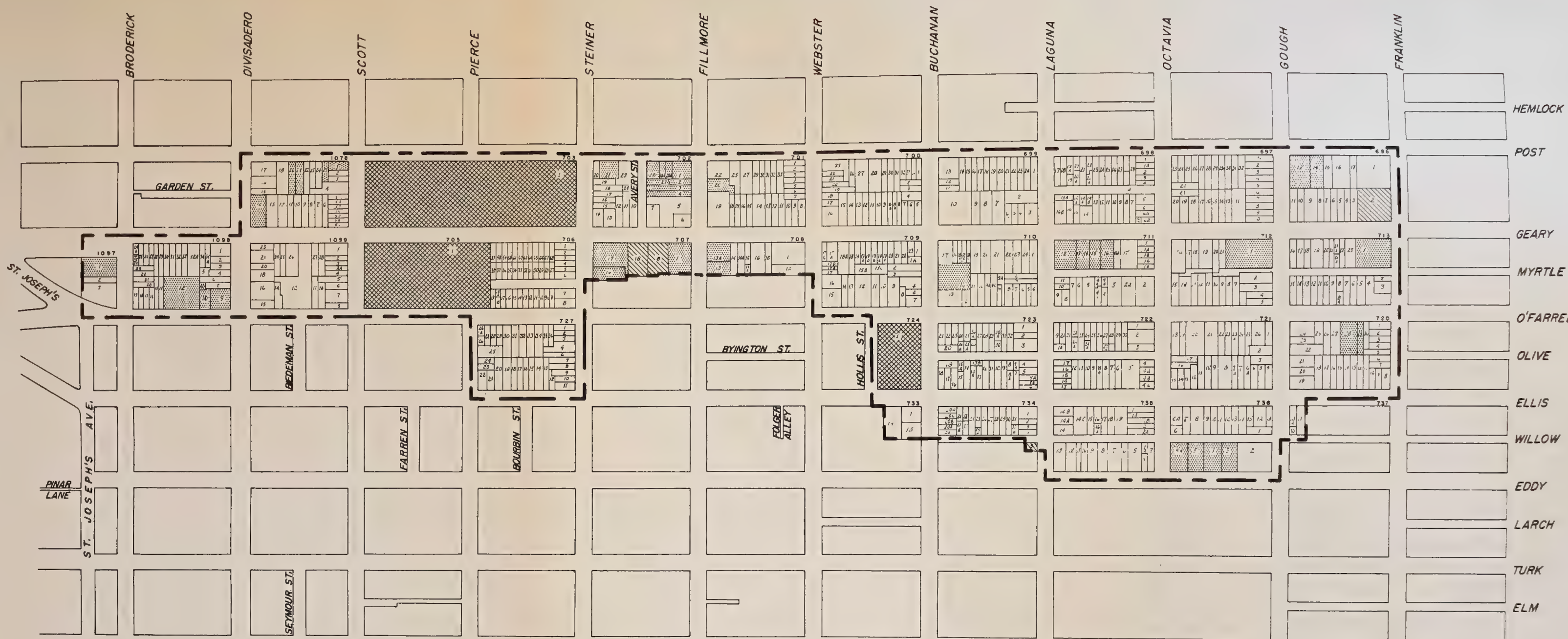
DRAWN BY: HAJ

CHECKED BY: J.C.B.

DATE: 11-4-55

PART II

L



LEGEND

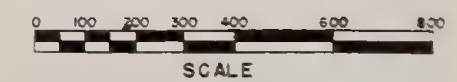
- Project Boundary
- Property to be acquired
- Public property not to be acquired
- Property excluded from the Redevelopment Plan
- Property the owners of which may participate in accordance with the provisions of the Redevelopment Plan

ACQUISITION MAP

WESTERN ADDITION REDEVELOPMENT PROJECT AREA A-1
 REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO
 512 GOLDEN GATE AVENUE, SAN FRANCISCO 2, CALIFORNIA

APPROVED BY THE
 REDEVELOPMENT
 AGENCY OF THE CITY
 AND COUNTY OF
 SAN FRANCISCO ON
 DATE: 4/3/56
Joseph L. ... CHAIRMAN
... SECRETARY

REVISIONS NO.	DATE
1.	1-11-56
2.	3-28-56



DRAWN BY: HAN
 CHECKED BY: JCB
 DATE: 4-55

PART II
L

ORDWAY 3-6134

DOCUMENTS

DEC 6 1967

SAN FRANCISCO
PUBLIC LIBRARY

The Population of Western Addition Area 2
San Francisco, California

A SAMPLE SURVEY OF THE RESIDENTS
AND THEIR RELOCATION NEEDS

Prepared for the
San Francisco Redevelopment Agency

By The
Project Service Company

April 1962

CONTENTS

	Page
Purpose of Survey	1
Summary of Findings	2
Summary of Method	4
 PART I CHARACTERISTICS OF THE AREA	
Over-All Description	5
Number and Type of Residential Units	5
Distribution of Relocation Groups in Residential Units.	6
 PART II CHARACTERISTICS OF THE POPULATION	
Over-All Population Estimates - Ethnic Groups	8
Minor Children	12
Age Distribution of the Population	12
Income	13
Number in Family Gainfully Employed	18
Actual Rents and Rent-Paying Ability	19
Owner Occupants	20
Overcrowding in the Survey Area	20
Stability of the Population - Length of Residence . . .	21
Attitudes Toward Present Housing and Neighborhood . . .	22
Occupational Status	22
Employed and Unemployed	23
Elderly, Retired and Disabled	23
Families and Single Persons on Relief	24
Single Persons - Special Characteristics	25
 PART III CHARACTERISTICS OF FAMILIES AND SINGLE PERSONS WHOSE DISPLACEMENT IS ANTICIPATED ON THE BASIS OF PRELIMINARY ESTIMATES OF DEMOLITION AND REHABILITATION IN THE SURVEY AREA	
Estimates of Displacement	27
Characteristics of Families and Single Persons Whose Displacement is Anticipated	27

PART IV	SOME FACTORS AFFECTING RELOCATION	Page 29

Appendix I.	Index of Tables	31
Appendix II.	Method of Selecting the Survey Sample	96
Appendix III.	Method of Conducting the Survey	104

This study was designed and directed by Elizabeth Sasuly, President, Project Service Company. Sampling design and other statistical aspects of the study were under the direction of Dr. Mark W. Eukey of California Municipal Statistics, Inc.

For advice and assistance in the conduct of the study, grateful acknowledgement is made to Dr. Davis McEntire, Professor of Social Welfare, University of California; Margaret Greenfield, Public Administration Analyst, University of California; and to Dr. Hildegard Kneeland.

Valuable assistance was obtained from officials and staff of the San Francisco Department of City Planning, the Pacific Gas and Electric Company, and the Sanborn Map Company.

Throughout all phases of the study the personnel of the San Francisco Redevelopment Agency at all levels were unfailingly helpful.

PURPOSE OF SURVEY

A sample survey of residents in the Western Addition Project Area 2 was undertaken on assignment from the San Francisco Redevelopment Agency and conducted by interviews with residents in their homes during December 1961, January and February, 1962.

The survey was designed to serve two related purposes:

First, to give an over-all picture of the characteristics of the people who live in the area, thus providing a basis for broad planning, both social and physical.

Second, to provide estimates of the numbers and selected characteristics of residents who might be displaced, based on preliminary estimates of the demolition and rehabilitation of structures to be undertaken.

In relation to both aspects of the assignment, a current rather than a historical view of the residents in the survey area was emphasized.

The second aspect of the assignment also included an analysis of the housing requirements of residents to be displaced, based on standards established by the Redevelopment Agency in relation to estimated available and projected housing resources. These data were used by the Redevelopment Agency in its Preliminary Program for the Rehousing of Residents Western Addition Area 2, issued in April 1962, and, consequently, will not be covered in the present report.



SUMMARY OF FINDINGS

The area surveyed - Western Addition Area 2, an old and decaying section of a great city - contained in its most basic aspects 62 blocks, nearly 6,500 residential units, and almost 13,000 persons. Within the area, a number of contrasts and disparities were found, which pointed to some of the key issues in relocating residential occupants.

The white population was largely made up of single persons and two-person families. Of all white individuals, 86 percent were in this category. Many were elderly and living on low retirement incomes.

The nonwhite population was concentrated in families of three or more. These included 63 percent of the Negro individuals and 76 percent of the Orientals in the survey areas.

This marked difference in family or household structure defined two main aspects of the relocation task.

Among the whites, the concentration of the elderly and the corresponding dearth of young people were extreme. Some 15.5 percent of the whites were 70 years of age or over, compared with nine percent for all San Francisco; 34 percent were 60 or over, compared to 21 percent for the city; only 10 percent were less than 20 years old, compared with 24 percent for the city.

As a consequence, of all the children (under 18) in the survey area, 90 percent were nonwhite. As a further consequence, nearly 1,200 of all heads of families or single persons were 62 years of age or older and retired or disabled. About 1,000 of these were white.

In a city outstanding for its high proportion of single persons, the survey area contained an unusually high proportion of single persons. Over-all, the area population was found to be grouped into 2,485 families and 4,403 single persons.

There was a high concentration of nonwhite ethnic groups, but no single ethnic group constituted a clear majority. Negroes made up 48 percent of the survey area population, compared with 10 percent for all of San Francisco. Orientals were 13 percent of the area total, compared with six percent city-wide.

Median gross monthly income of families was substantially lower than for the city as a whole - \$399 as against \$560, a factor clearly affecting relocation feasibility. At the same time, some 19 percent of the area families had incomes of \$650 a month or over. Again in contrast, nearly 40 percent of the families and single persons had incomes of less than \$250, and here the presence of a large number of older white retired persons bulked large.

Also among those at the low end of the income distribution were the 8.7 percent of family heads and single persons who were unemployed and the 10 percent of the families who were on relief. The latter included a large group of Negro women and their children receiving Aid to Needy Children, a State Aid program.

THE HISTORY OF THE

THE HISTORY OF THE

THE HISTORY OF THE

THE HISTORY OF THE

THE HISTORY OF THE

THE HISTORY OF THE

THE HISTORY OF THE

THE HISTORY OF THE

THE HISTORY OF THE

THE HISTORY OF THE

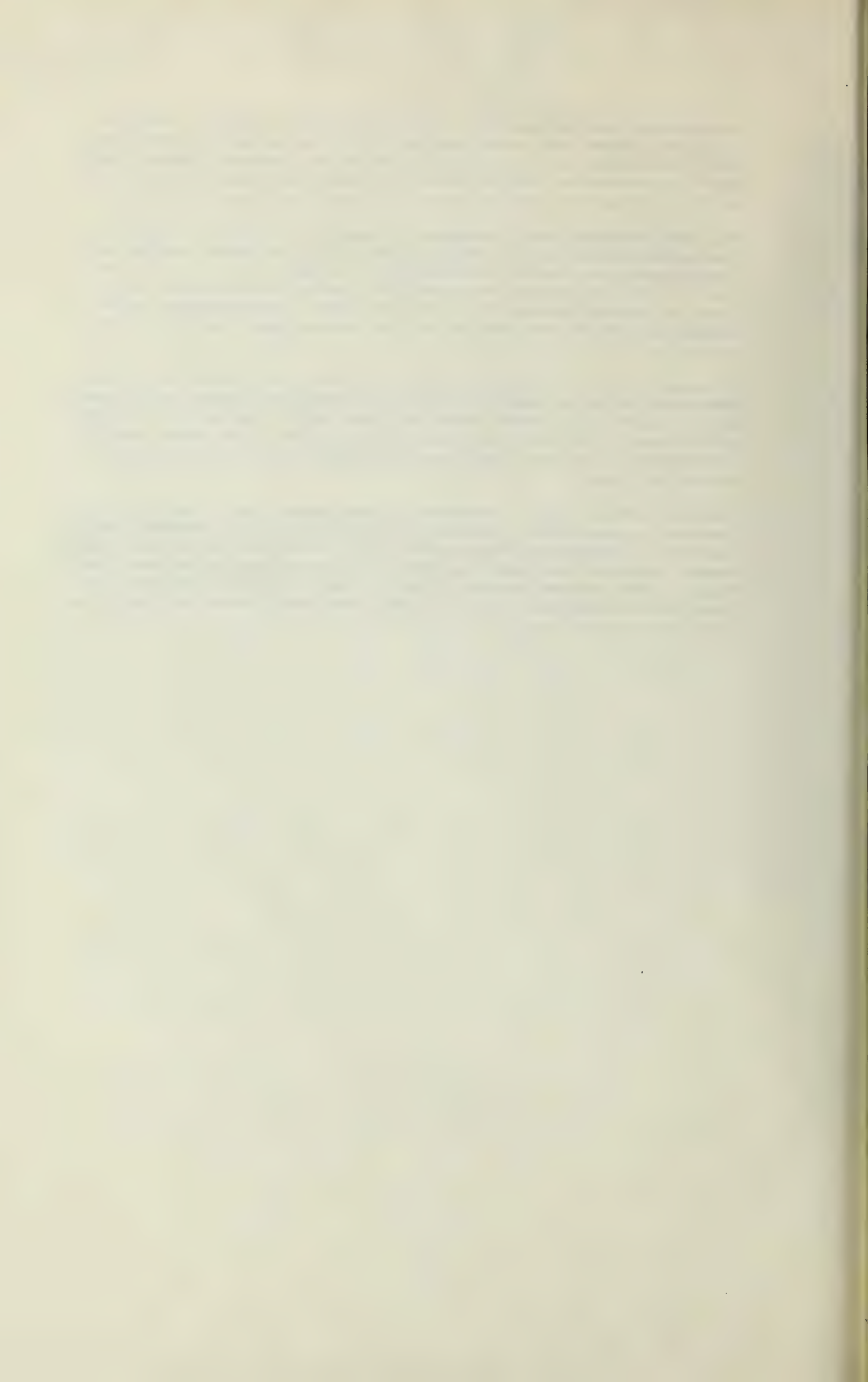
THE HISTORY OF THE

Median gross monthly rent paid by all householders was \$57. This was close to a median rent-paying ability of \$62, as calculated from a standard of rent equal to 20 percent of gross income. However, among those whose calculated rent-paying ability was under \$40, almost a third were in fact paying more than 20 percent of their gross incomes for rent.

The area furnished sharp contrasts in terms of the length of time its population had been there. While 41 percent of the single persons and family heads had lived in the same house for less than a year, 24 percent had been in the same house over five years, and 46 percent had lived in the neighborhood for over five years. In-migration to California with the Western Addition as its terminal point appeared to be decreasing.

A vacancy rate of 4.7 percent was found in family-type dwellings; these made up 4,362 of the total of 6,467 residential units found in the survey area. In the 2,105 rooming house and hotel units, the vacancy rate was 17.2 percent. The factor of overcrowding applied to the larger families, practically all of whom lived in quarters where there was more than one person per room.

The area surveyed had a substantially lower proportion of resident owners than the city as a whole, somewhat less than 11 percent, compared with 35 percent. A majority of the residents lived as tenants in flats or apartments. However, home ownership among the Oriental population was relatively high. Of all resident owners, 33 percent were Orientals, although this group made up only nine percent of the 6,888 family heads and single persons in the survey area.



SUMMARY OF METHOD

1. Sampling Method

The survey covered 904 relocation groups (families or single persons), or over 13 percent of the total number of such groups in the area. Not included in this 904 were 69 interviews scheduled in residential units which were found to be vacant but available for occupancy. Some 50 additional interviews were attempted at locations shown as residential units on the Sanborn Maps,^{a/} but which turned out to be either nonresidential or not available for residential use at the time.

Different sampling densities were used in various subcategories. Rooming houses and hotels were all sampled at a 10 percent level. The sampling of family-type structures was varied according to the estimated redevelopment status of the structure, i.e., it was generally higher in structures designated in preliminary estimates for demolition (where 100 percent displacement would occur) than in structures designated for rehabilitation. In those blocks where there was higher than usual variability of income or racial composition, as determined by a first stage sample, an additional sample was taken.

Inflation of the sample was adjusted 1) by characteristics of a nonresponse "not-at-home" group obtained by interviews resulting from intensive call-backs on a subsample of the nonresponse group, and 2) by partial information available from interviewers on characteristics of the balance of the nonresponse group. (For a detailed discussion of sampling method, see Appendix II)

Of the 904 relocation groups covered, 776 resulted in completed interviews, 30 in refusals (3.3 percent), and in 98 cases (10.8 percent) there was no response, but the unit was apparently occupied.

2. Method of Conducting the Survey

An interviewing questionnaire was drafted to include information necessary to comply with Federal and State requirements and give selected population characteristics relevant to problems of relocation.

Part-time interviewers with substantial past and current interviewing experience at the U. S. Census supervisory level, and in the fields of social welfare, employment, and community organization were employed after a period of training. Written instructions in the use of the interviewing schedule were provided.

The interviewing schedule was revised after a pretest in the field conducted by the supervisor with the participation of interviewers.

Supervision of interviewers included frequent conferences, field spot-checks of interviews obtained and cross-assignment of interviewers when deemed advisable. (For a detailed discussion of the method of conducting the survey, see Appendix III.)

a/ Sanborn Map Company, Pelham, N. Y. Insurance Maps of San Francisco, Volumes Three and Four, updated to September 1961

THE HISTORY OF THE

REIGN OF

CHARLES THE FIRST
BY
JOHN BURNET
OF
THE UNIVERSITY OF OXFORD
IN TWO VOLUMES
THE SECOND

THE HISTORY OF THE
REIGN OF
CHARLES THE FIRST
BY
JOHN BURNET
OF
THE UNIVERSITY OF OXFORD
IN TWO VOLUMES
THE SECOND

THE HISTORY OF THE
REIGN OF
CHARLES THE FIRST
BY
JOHN BURNET
OF
THE UNIVERSITY OF OXFORD
IN TWO VOLUMES
THE SECOND

THE HISTORY OF THE
REIGN OF
CHARLES THE FIRST
BY
JOHN BURNET
OF
THE UNIVERSITY OF OXFORD
IN TWO VOLUMES
THE SECOND

THE HISTORY OF THE
REIGN OF
CHARLES THE FIRST
BY
JOHN BURNET
OF
THE UNIVERSITY OF OXFORD
IN TWO VOLUMES
THE SECOND

THE HISTORY OF THE
REIGN OF
CHARLES THE FIRST
BY
JOHN BURNET
OF
THE UNIVERSITY OF OXFORD
IN TWO VOLUMES
THE SECOND

THE HISTORY OF THE
REIGN OF
CHARLES THE FIRST
BY
JOHN BURNET
OF
THE UNIVERSITY OF OXFORD
IN TWO VOLUMES
THE SECOND

THE HISTORY OF THE
REIGN OF
CHARLES THE FIRST
BY
JOHN BURNET
OF
THE UNIVERSITY OF OXFORD
IN TWO VOLUMES
THE SECOND

THE HISTORY OF THE
REIGN OF
CHARLES THE FIRST
BY
JOHN BURNET
OF
THE UNIVERSITY OF OXFORD
IN TWO VOLUMES
THE SECOND

Area 11-2-1

A characterization of the 62 blocks covered in the present survey of residents was set forth by the San Francisco Redevelopment Agency in a statement made on May 12, 1961, to the Board of Supervisors:

To August 1948 the Board of Supervisors recognized the blighted condition of the Western Addition by officially designating 280 blocks as a redevelopment area...In October 1958...the blighted nature of the Project Area A-2 now proposed for planning...was in effect reconfirmed...

The area proposed for study presents the major Federal and State indexes of blight, including: excessive land coverage, structural deficiencies, overcrowding of structures, lack of adequate maintenance, mixed land uses, street patterns insufficient for modern traffic and remaining deficiencies in community facilities...

A deteriorated environment continues to breed juvenile delinquency, dreary lives for the aged, racial conflict, traffic congestion and serious health problems...

The Western Addition, first designated in 1948, remains the major area of blight in San Francisco...

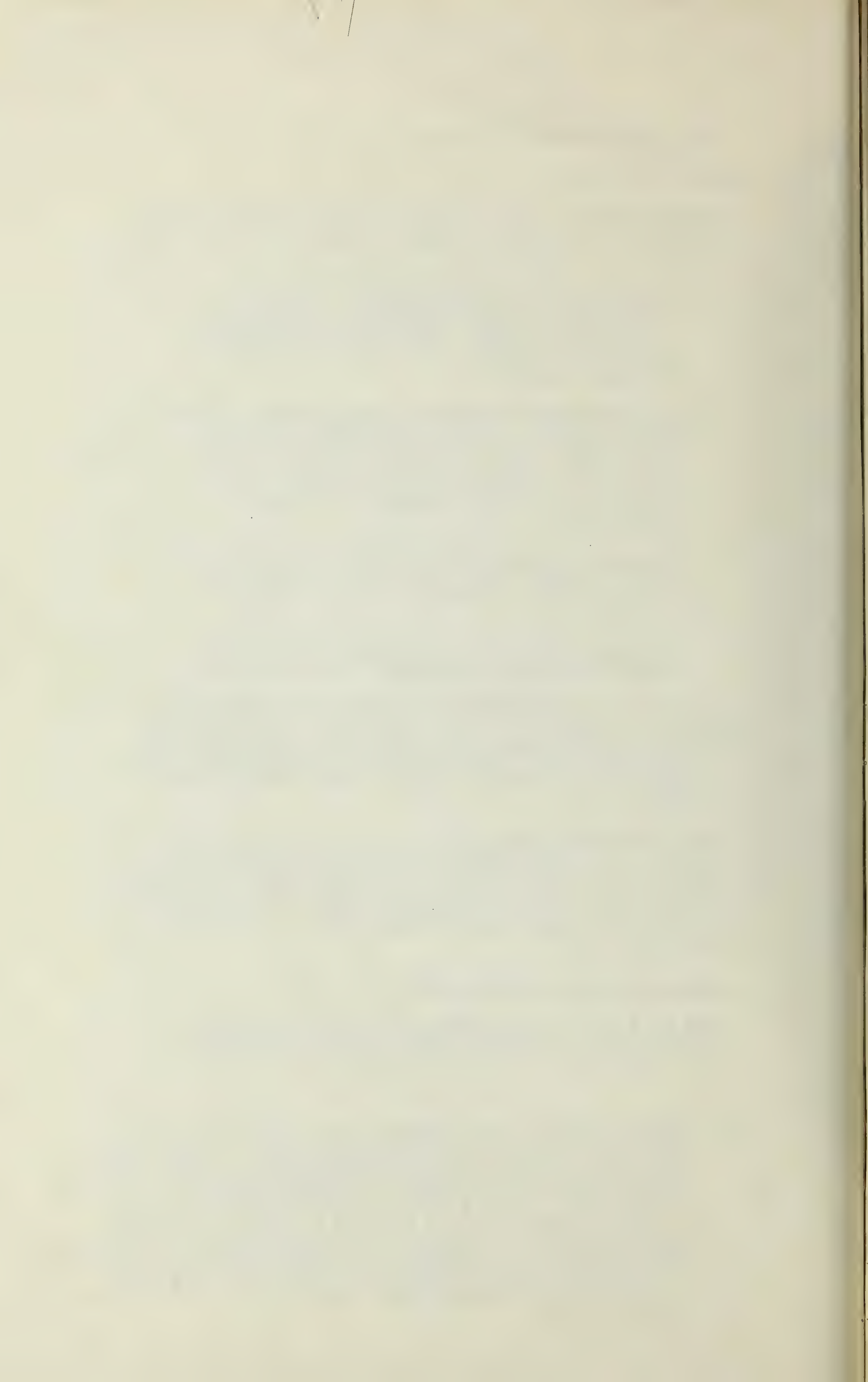
The people of the survey area lived in some 5,900 dwelling places which divided among single-family dwellings, apartments, flats, hotels, and rooming houses. The overwhelming majority lived either in apartments or flats. There were more two-unit structures than any other size of family-type structures; they were 28 percent of the total.

A gross inspection of the survey area showed great variation in the exterior aspect of the housing from block-side to block-side, with evident concentrations of good and bad housing. The survey has produced a corrected count of residential units designated on the Sanborn maps and estimates of the number of units of various types, of the families and single persons living in them, and of the vacancies in the survey area.

Number and Type of Residential Units

There was a total of 6,467 residential units in the survey area, including houses, apartments, flats and rooms in rooming houses and hotels.^{a/} Family-type dwellings made up 4,362 of this total.

a/ The definitions of these categories used in the survey corresponded to general usage in San Francisco and to the Sanborn Map Company definitions used in San Francisco. The distinction between an apartment and a flat is of particular interest: An apartment is a unit in a structure having more than one unit but a common entrance; a flat is a unit in a structure having more than one unit but a separate entrance to the street. A rooming house was defined for purposes of this survey to include not only large rooming houses, as ordinarily understood, but a flat or apartment with a nonresident prime tenant and having five or more single room units.



The present survey sampled in structures containing 71 percent of the family-type dwellings. Units in rooming houses and hotels totaled 2,105. All known rooming houses and hotels were sampled, with the exception of several luxury motels and hotels. (See Appendix Tables 1.01.1 - .4)

Distribution of Relocation Groups in Residential Units

Table 1

Occupancy by Type of Structure
(Percentage Distribution of Each Occupant
Type by Type of Structure)

<u>Type of Occupant</u>	<u>House</u>	<u>Apartment</u>	<u>Flat</u>	<u>Rooming House</u>	<u>Hotel</u>	<u>Total</u>
<u>Families</u>						
White	1	56	33	10	-	100
Nonwhite	5	29	62	3	2	100
All Families	4	37	52	5	1	100
<u>Single Persons</u>						
White	1	49	11	34	5	100
Nonwhite	2	27	32	19	20	100
All Single Persons	1	41	19	28	11	100

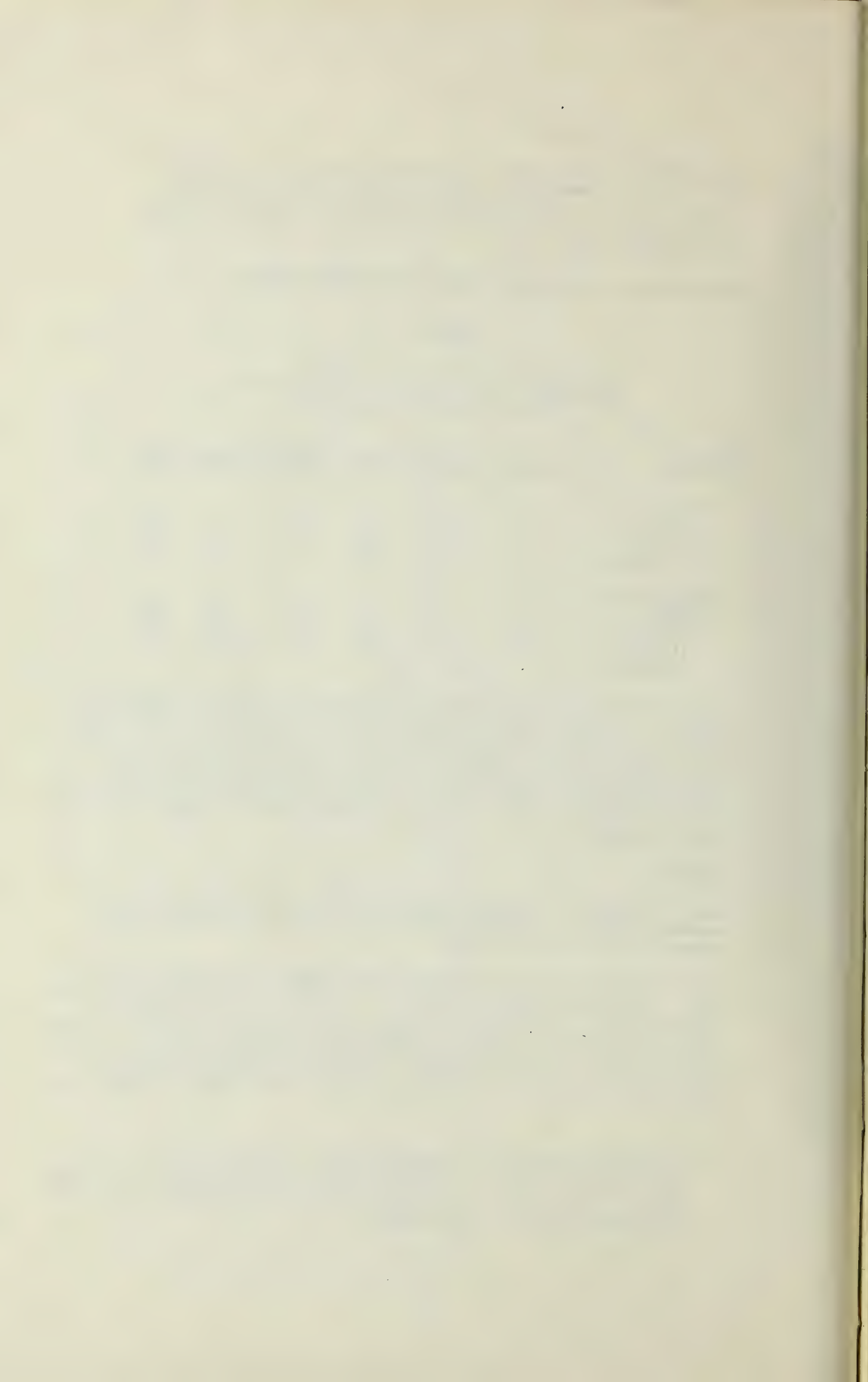
In the family-type dwelling places, 56 percent of the white families were found to be living in apartments; while 62 percent of the nonwhite families lived in flats. This difference may be attributable to the larger average size of flats as compared to apartments, corresponding to the larger family size of nonwhites. Although rooming houses and hotels were occupied mainly by single persons, as might be expected, more white single persons, 49 percent, were living in apartments than in rooming houses and hotels combined.

Vacancies

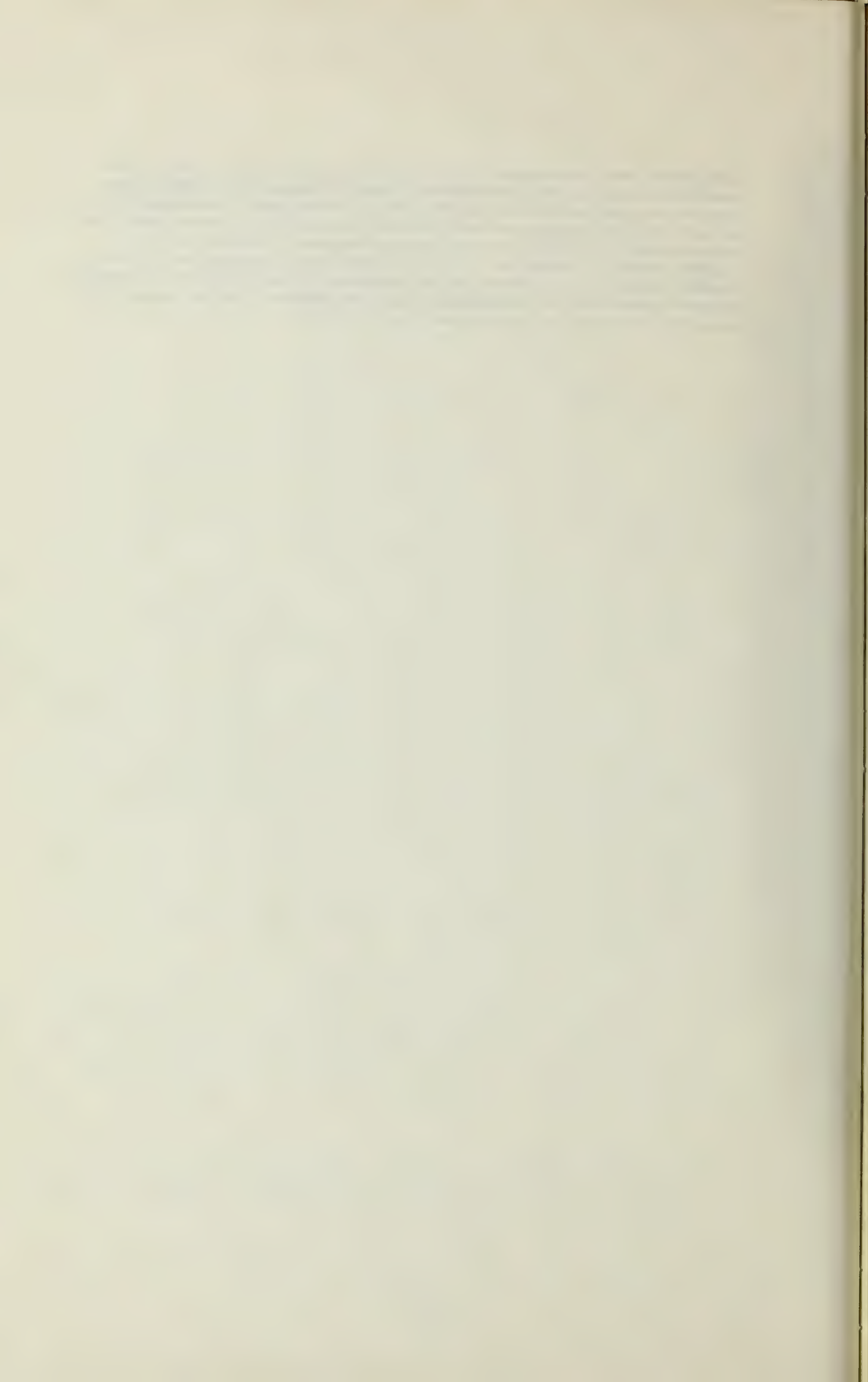
Since the sample of residents was selected on the basis of a count of residential units, a sample count of vacant units was obtained in the course of conducting the survey.

Of the family-type units, 4.7 percent were found to be vacant and available. In rooming houses and hotels, 17.2 percent of the units were vacant and available. Some units were found to be vacant but unavailable and these are excluded from the base count as are completely vacant structures. Vacant unavailable units included those reported removed from the rental market because of code violations,^{a/} units being renovated and others temporarily withdrawn from the rental market. (See Appendix Tables 1.01.2 and 1.01.3)

^{a/} Code violations making occupancy illegal were not checked in the survey. However, when such violations were reported as the reason for removal of a unit from the rental market, this was noted and the unit designated vacant but unavailable.



Some units were determined to be vacant only after two to four or more calls had been made by interviewers, since a vacancy was counted only upon a positive determination obtained by interviewers from owners or neighbors. This procedure constituted a considerably greater investigation in depth of vacancy status than is ordinarily undertaken in a vacancy survey. Therefore it is clear that more vacancies were established than would be counted in the customary vacancy survey. It should also be noted that all vacancies found were counted, with no attempt to separate standard from substandard vacant units.



PART II GENERAL CHARACTERISTICS OF THE POPULATION

Overall Population Statistics - Ethnic Groups

The population of the survey area differed markedly from the population of the rest of San Francisco. It contained: more nonwhites, both Negro and Oriental with a high percentage in families; far more single persons; fewer white minor children; many more retired and disabled persons; and among the whites an unusual concentration of two-person families.^{a/}

The resident population of the survey area is estimated as about 13,000. This represents a decline from the 14,074 counted by the U. S. Census in April 1960. This decrease is consistent with the elimination of some 500 to 800 illegal units in the survey area as a result of code enforcement undertaken between 1957 and 1961.

Tables 2A through 2E show the ethnic composition of the population in the survey area, as well as the white-nonwhite division, for the entire population, by family size, and for families and single persons.

a/ Definition of Family and Relocation Group

Family was defined in this survey to provide a definition which would be useful in making relocation plans. The Census definition, including only those residing together who are related by blood, marriage or adoption, and excluding unrelated minor children, is not realistic as a basis for relocation.

The broader concept of household, including not only unrelated minor children but also other unrelated individuals, was rejected for two reasons - first because separate family and single person data were required by the San Francisco Redevelopment Agency for submission to Federal and State agencies, respectively; and, second because it was felt that, in most instances, unrelated adults would not necessarily be part of a relocation group. The survey has demonstrated that the number of cases in which such unrelated adults in households could be considered a firm part of a relocation group, because of financial dependence or other factors, was minimal. Therefore, the following definition of family was used: Two or more persons residing together who are related to each other by blood, marriage, or adoption, plus any unrelated minor children.

A further definition was developed for use in the survey - both families and single persons are referred to, for convenience, as relocation groups. Thus, there are 6,888 relocation groups in the population of the survey area. Of this total, 4,403 are single persons and 2,485 are families.



Table 2A

Population of Survey Area by Ethnic Group

	White	Latin Amer. White	Negro	Oriental	Other	Total
Number of Single Persons	2,653	39	1,382	241	88	4,403
Number of Individuals in Families	1,658	242	4,725	1,455	227	8,307
Total Population	4,311	281	6,107	1,696	315	12,710
Percent of Total Population	33.9	2.2	48.1	13.3	2.5	100
Percent of City of San Francisco Population <u>a/</u>	81.6	Included in White	10.0	6.2	2.2	100

a/ U. S. Bureau of the Census, U. S. Census of Population: 1960,
General Population Characteristics, California

Table 2B

Relocation Groups by Ethnic Group and Family Size a/

<u>Number in Family</u>	White	Latin Amer. White	Negro	Oriental	Other	Total
1	2,653	39	1,382	241	88	4,403
2	585	33	453	82	33	1,186
3	21	21	246	123	7	418
4	38	7	220	63	10	338
5	28	10	159	49	7	253
6	14	-	101	18	5	138
7	7	5	42	12	5	71
8	-	-	18	7	-	25
9	-	-	28	13	-	41
10	-	-	5	-	-	5
12	-	-	5	5	-	10
Total Relocation Groups	3,346	115	2,659	613	155	6,888
Percent of all Relocation Groups	48.6	1.7	38.6	8.9	2.2	100

a/ See Appendix Table 1.02.1 for further details

Table 2C

Single Persons and Families by Ethnic Group

	<u>White</u>	<u>Latin Amer. White</u>	<u>Negro</u>	<u>Oriental</u>	<u>Other</u>	<u>Total</u>
Number of Single Persons	2,653	39	1,382	241	88	4,403
Percent of All Single Persons	60.2	0.9	31.4	5.5	2.0	100.0
Number of Families	693	76	1,277	372	67	2,485
Percent of All Families	27.9	3.0	51.4	15.0	2.7	100.0

Table 2D

Average Size of Family by Ethnic Group

	<u>White</u>	<u>Latin Amer. White</u>	<u>Negro</u>	<u>Oriental</u>	<u>Other</u>	<u>Total</u>
Average Size of Families (Excluding Single Persons)	2.39	3.18	3.70	3.91	3.39	3.34

Table 2E

Percentage Distribution by Size of Family
Whites and Nonwhites

<u>Number of Persons</u>	<u>Percent of all Families</u>	<u>Percent of all White Families</u>	<u>Percent of all Nonwhite Families</u>
2	48	81	33
3	17	5	22
4	14	6	17
5	10	5	13
6 or more	11	3	15
	100	100	100

Table 2F
Percentage Distribution of Population,
Whites and Nonwhites a/

	<u>Survey Area</u>	<u>San Francisco b/</u>
	<u>Percent of</u> <u>Total</u>	<u>Percent of</u> <u>Total</u>
White - single persons	21.2	18.5
White individuals in families	14.9	63.1
Nonwhite - single persons	13.5	3.2
Nonwhite individuals in families	50.4	15.2
Total population	100.0	100.0

No ethnic group had a majority in the survey area. However, Negroes made up 48.1 percent of the total population. Of the 6,107 Negroes, 4,725 were members of families. Thus it may be said that the one group most representative of the survey area - considered from the point of view of ethnic group and size of household - were Negro families.

For the city as a whole, incidentally, the survey area clearly was one of the nonwhite concentration points. The 48 percent Negro population in the area compared with 10 percent Negroes in the whole city in 1960, while Orientals in the area made up 13 percent of the total, as compared with six percent in the city.

To the extent that relocation and relocation feasibility are concerned with families - with housing suitable for families, with play areas and schools and like community facilities appropriate to families and their children - it is primarily the nonwhites who must be thought of. However, the complexity of the survey area, and the diversity of social needs which may be involved, emerge most clearly in the fact that the number of single persons is also unusually high - 4,403 - and in this group the ethnic composition is reversed, with 61 percent being white. Of all the white individuals, 59 percent are single persons and another 26 percent are members of two-person families.

The marked difference in family or household structure between white and nonwhites is seen in the fact that among the Negro individuals, some 63 percent are in families of three or more, while of the Oriental individuals, 76 percent are in families of three or more.

a/ See Appendix Table 1.01.1 for additional details.

b/ Bureau of the Census, U. S. Census of Population: 1960, General Population Characteristics, California. The Census gives single persons 14 years and over; the survey area singles are 18 years and over, so the percentages are not directly comparable.

Minor Children

There were 3,056 children under 18 years of age in the survey area, of whom almost 90 percent were nonwhite. There were no minor children in 78 percent of the white families, 39 percent of the nonwhite, and 51 percent of all families. (See Appendix Table 1.02.2)

A comparison of survey area estimates with all of San Francisco at the time of the 1960 Census is shown in Table 3.

Table 3

<u>Minor Children as Percent of Population</u> <u>Survey Area and San Francisco, by</u> <u>White and Nonwhite</u>			
	<u>All Minors</u> <u>as Percent of</u> <u>Total Population</u>	<u>White Minors</u> <u>as Percent of</u> <u>White Population</u>	<u>Nonwhite Minors</u> <u>as Percent of</u> <u>Nonwhite Population</u>
Survey area	24	7	34
San Francisco a/	27	24	39

The relocation task as it relates to children in white families clearly is not so substantial in the survey area as it would be in a more typical section of the city. Nonwhite families with children are the significant group, and here the picture appears not too different from what it would be in any section of the city with a large group of nonwhite families.

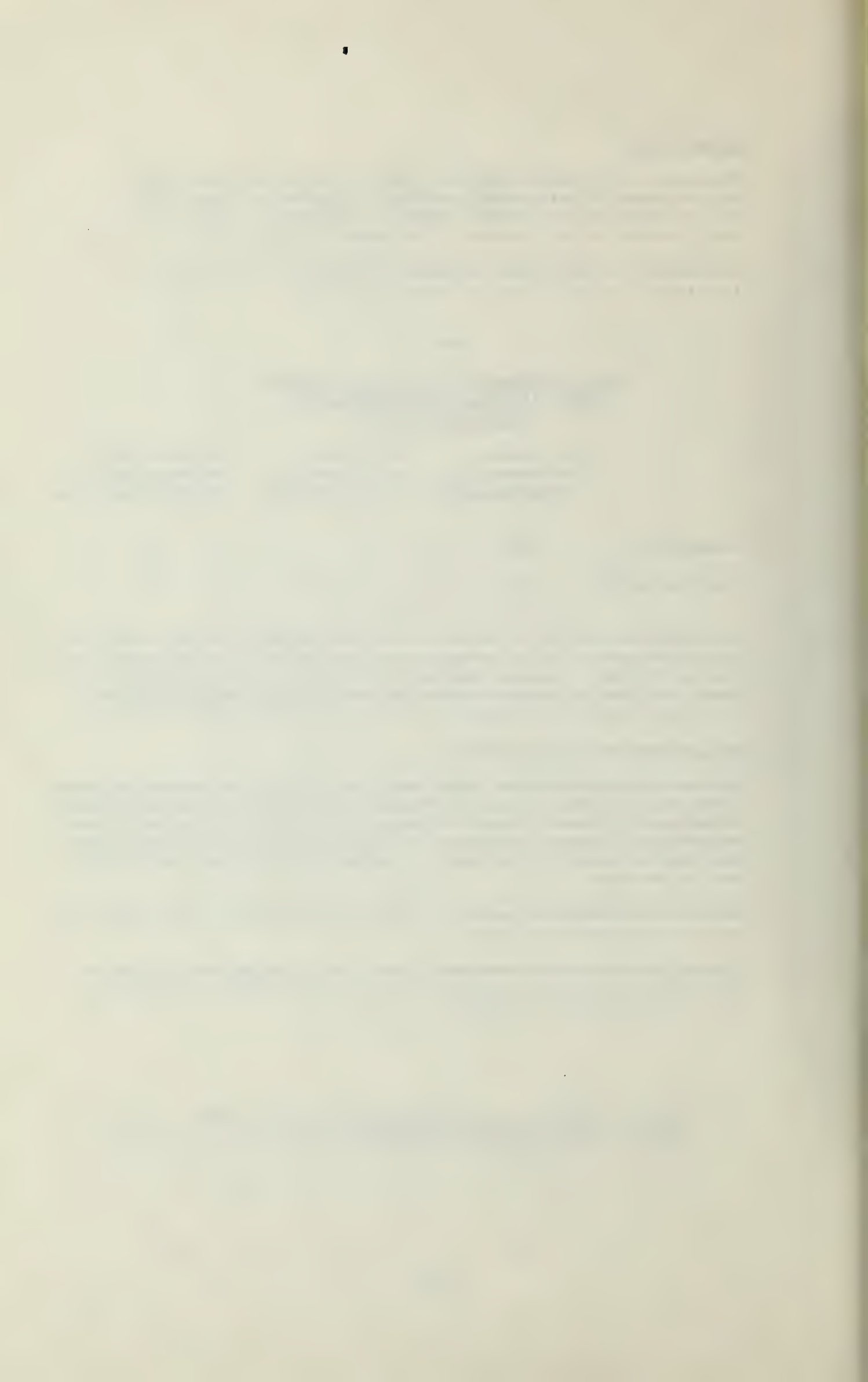
Age Distribution of the Population

The age distribution of the entire survey area population showed two marked differences from that of all San Francisco. There were considerably fewer whites under 20 years of age - 10 percent of all whites in the survey area compared to 24 percent in the entire city a/ - and there were considerably more elderly whites (60 and over), 34 percent in the survey area, 21 percent in the city.

Whites over 70 were 15.5 percent of the white population in the survey area, only nine percent in the city.

The age distribution of nonwhites in the survey area was very similar to their age distribution in the entire city. (See Appendix Tables 1.03.1, .2, .3, for additional details.)

a/ Bureau of the Census, U. S. Census of Population: 1960, General
Population Characteristics, California



Income

Concerning the basic factor of income of the survey area residents, several outstanding points emerge:

1. Median incomes, as was to have been expected, were substantially below the levels for San Francisco as a whole.
2. Among the component groups within the area, very little difference was found between white and nonwhite families; single persons differed markedly from families, and, among the single persons, the whites and nonwhites had different patterns.
3. Particularly in the single-person distribution, but also to some extent among families, whites showed a concentration in income groups below \$200 per month.

It was felt that the one income figure which could be obtained most accurately from wage earners was the amount taken home last month, rather than an estimate of annual income, or gross monthly income directly. To meet Federal requirements, however, it was necessary to calculate gross monthly family income. Therefore, take-home income from employment was obtained from all family wage earners (and single persons) and gross income estimated by restoring deductions for withholding tax, social security, and other items.

However, the time of year during which the survey was conducted - December through February - posed problems in terms of extra Christmas work and seasonal unemployment which might distort the income picture. To determine the degree to which "last month's" income varied from usual income, a tabulation of take-home income last month, by usual monthly take-home income,^{a/} estimated by respondents, was made. The same "usual" as "monthly income" was shown for 81 percent of the survey population. Those who showed "usual" higher than "monthly" were 11.2 percent, and those who showed "usual" lower than "monthly" were 7.8 percent. On the basis of these cross-checks, the use of "last month's" income is felt to have been justified.

The following tables show percentage distributions and median incomes for all families and single persons in the survey population:

Table 4 b/

Percentage Distribution of Gross Monthly
Income - All Families and Single Persons

<u>Gross Monthly Income</u>	<u>Percent of All Families and Single Persons</u>	<u>Cumulative Percent</u>
\$ Under 49	0.7	0.7
50 - 99	4.7	5.4
100 - 149	12.5	17.9
150 - 199	8.9	26.8
200 - 249	12.0	38.8
250 - 299	9.6	48.4
300 - 349	7.7	56.1
350 - 399	9.5	65.6

a/ Usual monthly take-home income was defined as average monthly take-home income during the year preceding the interview.

b/ See Appendix Tables 1.04.1 - 11 for additional details.

Table 4 (Cont.)

Percentage Distribution of Gross Monthly
Income - All Families and Single Persons

<u>Gross Monthly Income</u>	<u>Percent of All Families and Single Persons</u>	<u>Cumulative Percent</u>
400 - 449	7.9	73.5
450 - 499	6.0	79.5
500 - 549	3.2	82.7
550 - 599	3.3	86.0
600 - 649	3.5	89.5
650 and Over	10.5	100.0
TOTAL	100.0	
BASE: 100% - 6,888		

Table 4A

Gross Monthly Median Incomes

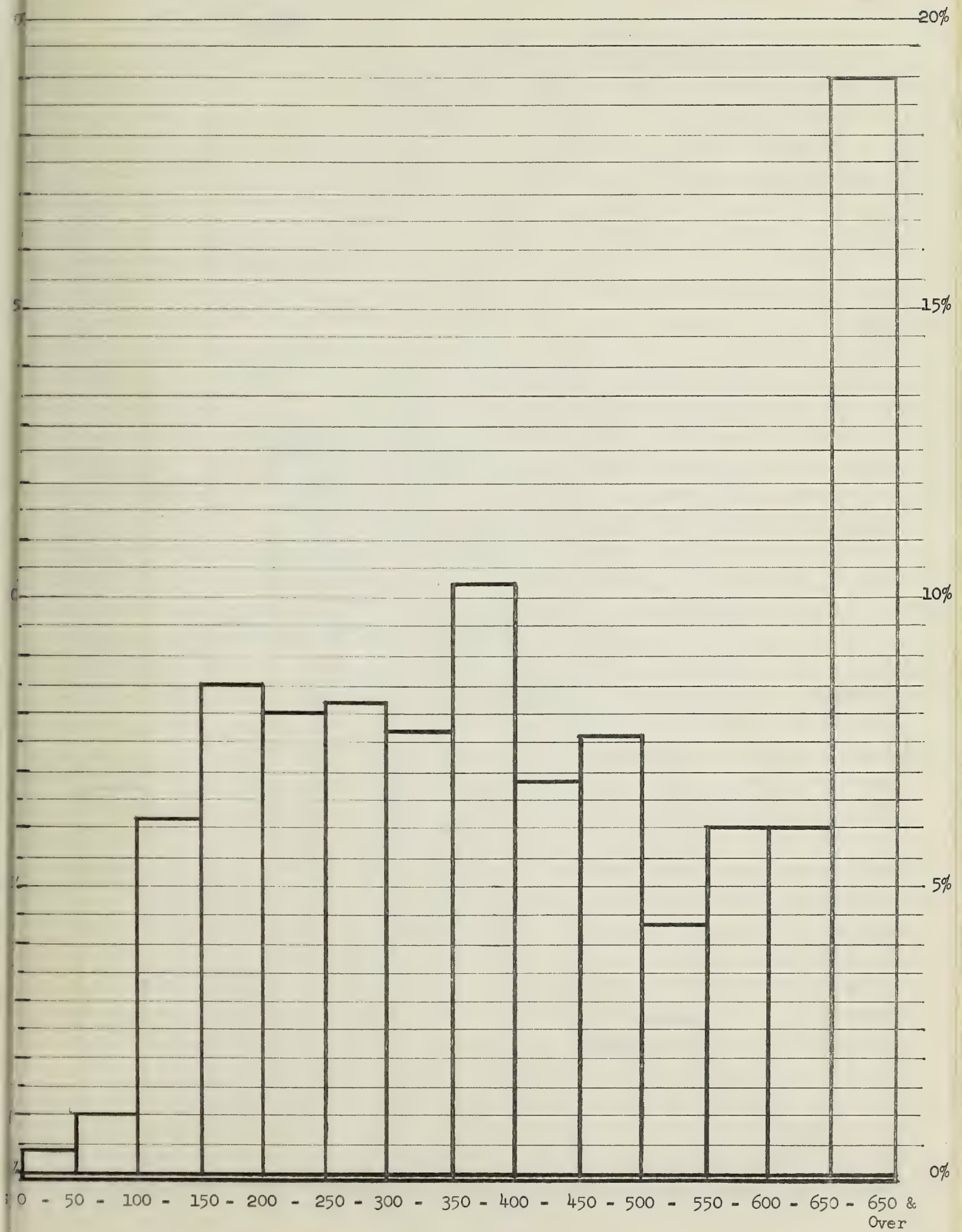
All Families and Single Persons	\$310
All Families	399
White Families	391
Nonwhite Families	404
All Single Persons	264
White Single Persons	246
Nonwhite Single Persons	289

Median gross monthly income of all families and single persons was \$310. Nearly 40 percent had incomes of less than \$250 per month. In the Appendix tables referred to above, distributions are given for the same income intervals for single persons and families by race.

Diagrams 1, 2 and 3, which follow, show the typically skewed shape of income distribution, rising rapidly to a maximum frequency at the lower end of the income scale and trailing off gradually at the higher end of the scale. This is more apparent in the case of single persons, as incomes for this group do not have the concentration in the open income interval of \$650 and over that families do, and so the shape of the distribution is not distorted by the lack of a breakdown of the higher income levels.

DIAGRAM 1

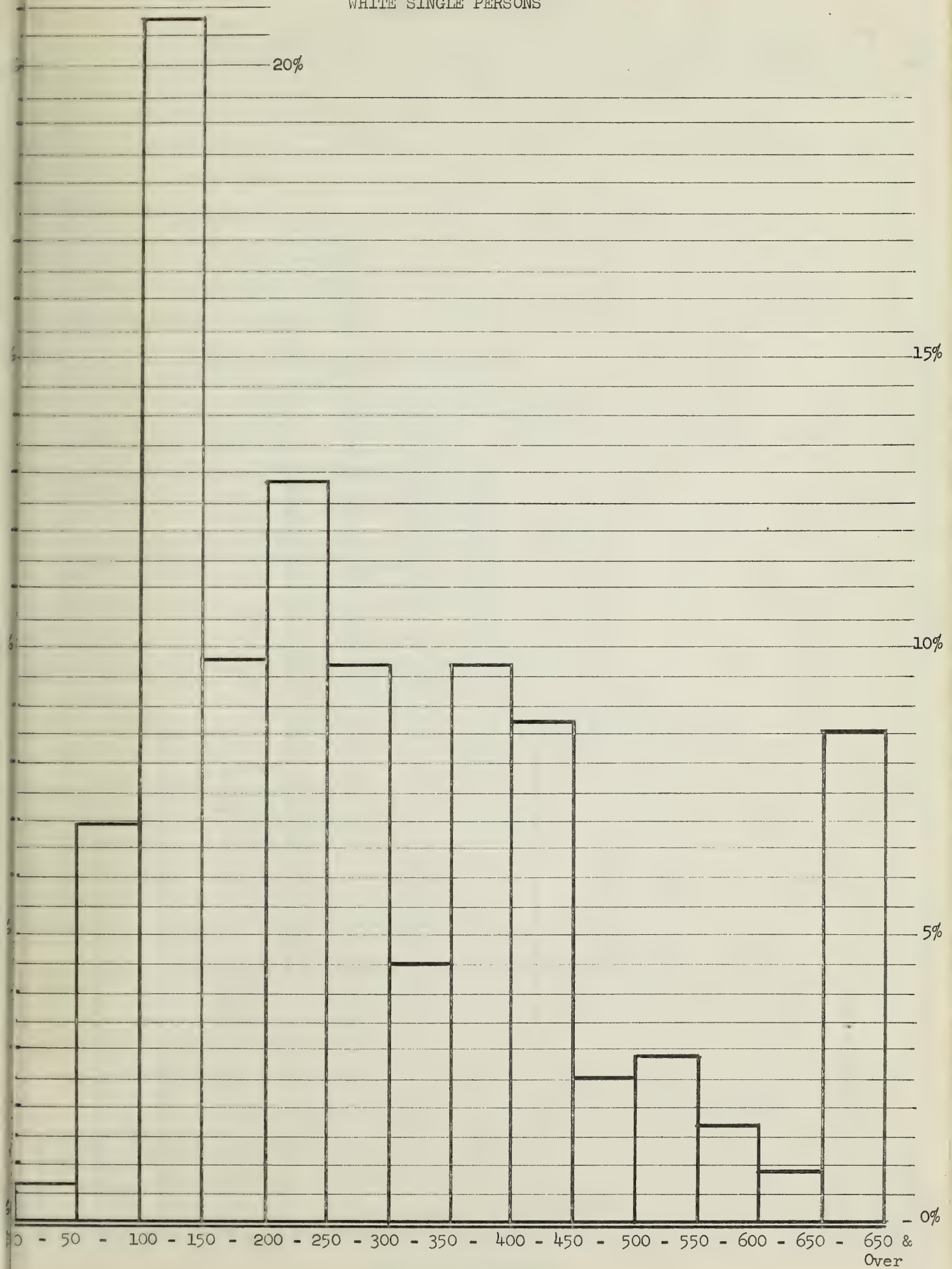
INCOME DISTRIBUTION, ALL FAMILIES



MONTHLY GROSS INCOME

DIAGRAM 2

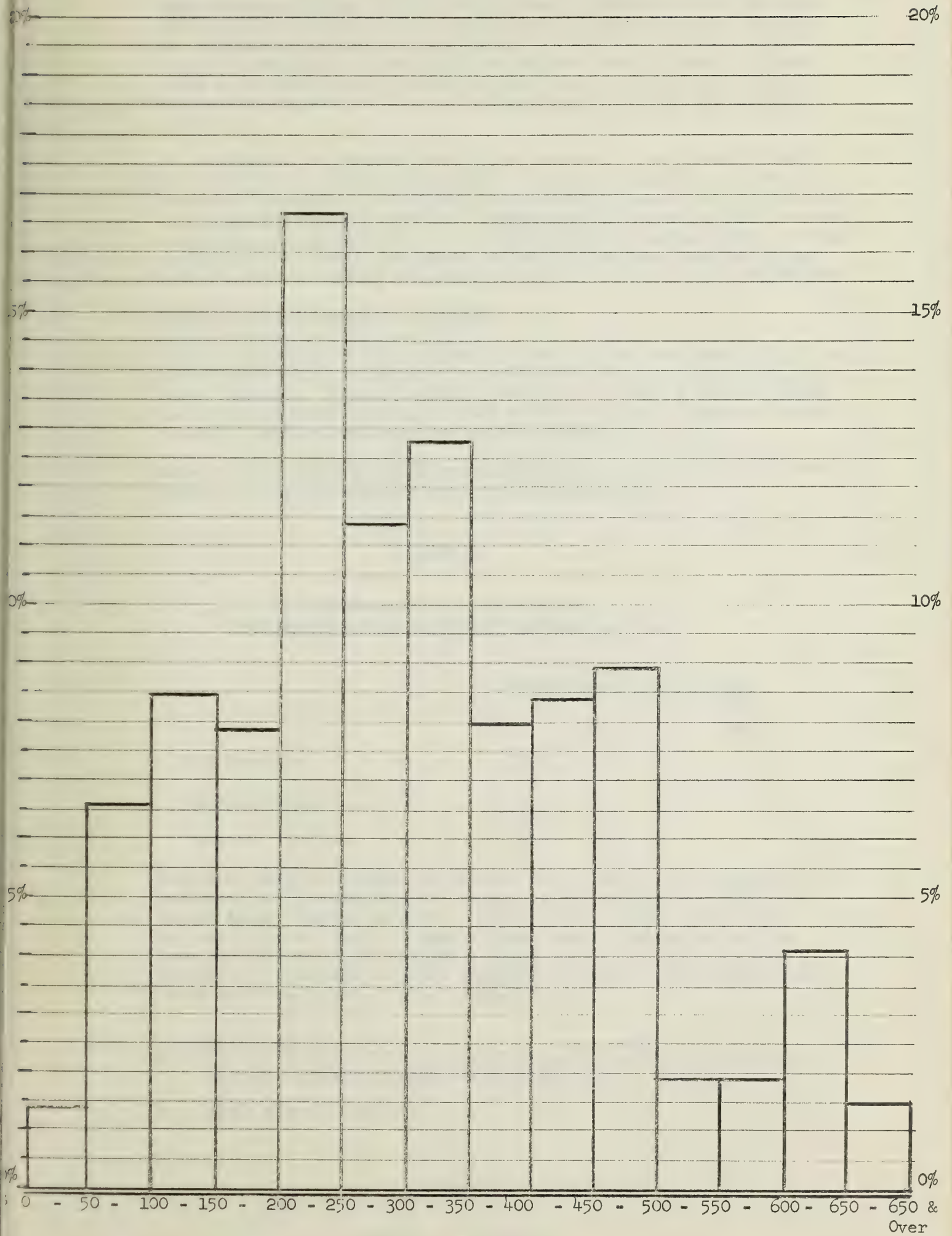
INCOME DISTRIBUTION,
WHITE SINGLE PERSONS



MONTHLY GROSS INCOME

DIAGRAM 3

INCOME DISTRIBUTION,
NONWHITE SINGLE PERSONS



MONTHLY GROSS INCOME

The three above diagrams display the basic differences found in income characteristics: White single persons showed a marked peak in \$100 to \$150 incomes, largely contributed by those over age 62 living on retirement incomes. No significant differences in income were found for families or single persons between those living in structures to be demolished or rehabilitated, nor were there substantial differences between the income distributions for white and nonwhite families.

It is possible to compare some of the results of the present survey with 1960 U. S. Census income figures for 1959, recently and only partially available. The median gross monthly income for all families in the survey area was \$399, as compared with a median for San Francisco County in 1959 of \$560.^{a/} For nonwhite families, median income in the survey area was \$404; the Census median for San Francisco County was \$442.^{b/} Census figures for other breakdowns are not as yet available.

Number in Family Gainfully Employed

In the discussion of income distributions, it has been noted that there was no substantial difference in the income curves for white and nonwhite families. However, nonwhite families did show a higher percentage in the \$650 and over group than whites, and white families showed more of a peak at the lower end of the distribution.

Some of the reasons for this are indicated by a consideration of the number per family gainfully employed, shown below:

Table 5

Percentage Distribution of Families by Number Gainfully Employed and Race

		<u>Number Gainfully Employed</u>			
		<u>0</u>	<u>1</u>	<u>2</u>	<u>3 or More</u>
All Families	100	20	49	27	4
White Families	100	23	51	25	1
Nonwhite Families	100	18	48	28	6

Nonwhite families include six percent with three or more gainfully employed, while white families have only one percent with this number of family members employed. Certainly any family with three earners would be likely to have a gross monthly income of \$650 or more and this would account for a major part of the observed difference of 17 percent of white families as against 20 percent of nonwhite families in this income bracket.

a/ Bureau of the Census, U. S. Census, 1960: General Social and Economic Characteristics, Advance Table 86

b/ Ibid; Advance Table 88

At the opposite end of the distribution, white families show 23 percent with none gainfully employed and nonwhite families only 18 percent. This difference can be presumed to reflect the substantial group of two-person white families living on retirement income who appear to fall in the \$100 to \$200 income bracket. The difference is also reflected in the income distributions where there are relatively more white families than nonwhite in the \$100-149 and \$150-199 income brackets.

Actual Rents and Rent Paying Ability

Renters are the overwhelmingly predominant group in the survey area, making up almost 95 percent of the total of 6,888 relocation groups. Among families, over 89 percent of the total are renters; among single persons almost 98 percent.

As a consideration in relocation planning for the bulk of the resident population, it is therefore of interest to compare the actual rent-paying pattern of the tenants in the area with the standard of 20 percent of gross income used in making proposals for rehousing.^{a/}

As an over-all standard, the 20 percent ratio appears to be close to the actual practice: the median "ability to pay" is \$62, while the median of actual rents paid is only slightly less, \$57.35, corresponding to 18½ percent of gross income. However, while the median of rents paid by all relocation groups conforms fairly closely to the 20 percent standard, as the following table shows, the distributions at various income levels do show some differences.

Table 6

Median Rents Paid and Median of
Rent Paying Ability, all Relocation
Groups, by Race

<u>Type of Relocation Group</u>	<u>Median Gross Monthly Rents Paid</u>	<u>Median of 20% of Gross Monthly Income</u>
White families	\$ 71	\$ 78
Nonwhite families	78	81
White single persons	52	49
Nonwhite single persons	48	59
All relocation groups	57.35	62.04

^{a/} Actual rents paid are gross monthly rents and include utilities. The standard of 20 percent of gross monthly income as a measure of rent-paying ability also refers to gross monthly rents.

Many families and single persons with rent-paying ability under \$40 per month have been unable to find actual rentals in the area at this level. There were only 998 relocation groups paying such rents, but there were 1,430 groups whose ability to pay was less than \$40 a month. Consequently, many of these families and single persons are spending more than 20 percent of their gross income on rent.^{a/}

At the upper end of the income distribution, the reverse is true; for all relocation groups, the number "able to pay" \$100 a month or more exceeds the number actually paying such amounts - over-all there are only 534 now paying over \$100 a month, compared to 1,413 "able to pay" over \$100.

Both of these factors are of importance - first, in terms of the availability of housing for those with very low incomes; and second, in terms of the acceptability of rents at the 20 percent level to those with higher incomes accustomed to allocating substantially less than this proportion of their incomes for rent.

Owner Occupants

The area surveyed had a substantially lower proportion of resident owners than the city at large - for the city as a whole 35 percent,^{b/} for the survey area somewhat less than 11 percent.

Of the estimated 373 resident owners, 57 percent live in flats and rent the other units in the structure. Income is relatively high, with 40 percent reporting monthly income of \$650 and over. The owner-occupants are predominantly family members (72 percent) rather than single persons.

The resident owners are largely long-time residents, with 56 percent having over 10 years residence in the same house. (This group comprises 20 percent of all residents in the survey area who have lived in the same house for over 10 years.)

Because of their ownership and long residence in the area, these persons present a special situation, but in terms of economic ability, measured by current income and capital resources, they present few difficulties.

Home ownership by Orientals was relatively high; 33 percent of the owners are Orientals, compared to only nine percent of Oriental relocation groups in all categories of residents surveyed.

Overcrowding in the Survey Area

Over-all the district showed little overcrowding, as measured by usual indices. The average number of persons per room was 0.71, and only 10 percent of all relocation groups occupied units in which the ratio of persons to rooms exceeded one. The number of subtenants and roomers

^{a/} See Appendix Table 1.05.2 for additional details.

^{b/} Bureau of the Census, U. S. Census of Housing: 1960, City Blocks, San Francisco, California

was small (see Appendix Table 1.06) and there was a high vacancy rate in both single-person and family accommodations.

However, the over-all picture, weighted strongly as it is by the large number of single persons and two-person families, obscures the fact that among the large families, who were predominantly non-white, practically all were living in quarters where the ratio of persons to rooms exceeded one; sometimes being substantially in excess of this ratio: All of the families with seven or more persons had one or less rooms per person, with the ratio running as high as 3.7 persons per room. (See Appendix Table 109.1)

The observed 10 percent of occupied units with 1.01 or more persons per room, as found in the present survey, is the same as the rate reported in the block statistics in the 1960 Census; so that no substantial change in the extent of overcrowding, as measured by this index, has taken place in the last two years.

Stability of the Population - Length of Residence

The population of the survey area appears to divide unusually sharply between groups recently arrived and those who have lived in their present quarters a long time. Of the 6,888 relocation groups in the survey area, 41 percent had lived in the house where they were interviewed for less than one year. Another group, constituting almost 24 percent of the same total were old settlers who had lived in the same house for over five years. (See Appendix Tables 1.10.1 - 7) From the standpoint of relocation, length of residence in the same house can be considered a primary criterion of stability.

A secondary criterion of stability, measuring the character of residency in the Western Addition as a whole, is length of residence in the neighborhood, defined roughly as "the Western Addition" in interviewing. Almost half of all families and single persons, 45.5 percent, had lived in the neighborhood for over five years. Within this group is a hard core of over 30 percent who have lived in the neighborhood for more than 10 years.

A majority of the residents of the survey area have lived in San Francisco for over 10 years and 65 percent have been in California for over 10 years. In-migration to California with the Western Addition as its terminal point appears to be tapering off, as demonstrated by a total of 110 families and single persons who have been in the state for less than three months, contrasted with 170 who have been in the state for three to six months. Again, this

White-nonwhite and family-single person differences are not sharply defined except as between white and nonwhite single persons. Here it is seen that the white single persons include a larger group who have lived in the same house over five years and also over 10 years than do the nonwhite single persons. However, the sharp division between a large high-turnover group and a group of old residents is again apparent among the white singles when considered separately - about 40 percent had lived in the same house for less than a year, 27 percent for over five years and somewhat less than 17 percent for more than 10 years.

Attitude of Residents Toward their Present Housing and Neighborhood

This was the only attitude question put to residents in the survey area. No depth interviewing was undertaken. Respondents were asked to state their attitude toward their present housing and the Western Addition neighborhood under four headings graded from "like it very well" to "like it not at all". Those who stated they had no opinion were recorded as having none. Interviewers made no attempt to go behind any responses by further probing.

In general, housing studies in other urban centers indicate that people choose their housing and neighborhood because they like them, when they have a choice, and it may be assumed that some degree of choice is possible in San Francisco. In the case of the Western Addition, 39 percent in all groups not only did not like their housing "at all", "not well", or only "somewhat", but made the same statement about the neighborhood, and an additional eight percent of all groups expressed negative attitudes about the neighborhood though they were more favorably disposed toward their housing.

The group with the highest percent of favorable attitudes toward both present housing and neighborhood was made up of nonwhite single persons. Nonwhite families in substantial numbers (45 percent - the highest of any of the categories analyzed), expressed negative attitudes toward their housing. A majority of white families (57 percent) expressed negative attitudes toward the Western Addition neighborhood. (See Appendix Tables 1.11.1 and 1.11.2 for additional details.)

Occupational Status

Interviewers obtained information about the occupational status of the survey area residents partly for the intrinsic interest of the material and partly to provide a framework for gathering of income data as accurately as possible.

A primary emphasis on obtaining unbiased income information led to the formulation of questions on employment and unemployment which would serve as a check on income estimates. To insure that later questions would elicit information covering both employment and retirement income, employment and retirement status were not considered mutually exclusive. An individual was counted as retired if he was receiving any type of pension, if he was disabled, or if he had ended regular employment because of age. He was counted as employed if he worked at all during the calendar week preceding the interview. The category unemployed was exclusive, to provide a measure of unemployment which might have implications for relocation planning. An individual was considered unemployed if he did not work at all during the calendar week preceding the interview and if he was available for and actively seeking work. Questions were asked of both employed and unemployed regarding days worked during the last calendar month preceding the interview to lay a basis for later income questions.

Employed and Unemployed

The rate of unemployment shown in the survey area for heads of families and single persons is higher than that shown for the entire labor force in the six Bay Area Counties in January 1962. Of all family heads and single persons in the survey area, 8.7 percent were found to be unemployed at the time interviews were taken (December 1961 - February 1962). (See Appendix Table 1.12.2) The six-county rate estimated by the California State Department of Employment was 5.7 percent.^{a/}

While the Department of Employment rate for the entire labor force is not directly comparable with the survey rate for family heads and single persons, the comparison made points to a higher over-all percent of unemployment in the survey area.

This conclusion is reinforced by the fact that the survey rate for heads of families and single persons is probably lower than a directly comparable rate would be for the following reasons: Since the survey rate of unemployment excludes members of families who are in the labor force and whose employment is likely to be less stable than that of the family head, the rate for the entire labor force in the survey area would probably be higher than 8.7 percent. Furthermore, the survey definition of unemployment was more stringent than the definition used by the Department of Employment and would tend to understate the number unemployed.^{b/}

When rates of unemployment are considered separately for family heads and single persons and for whites and nonwhites, it is seen that heads of families had a higher rate of unemployment than single persons and whites a higher rate than nonwhites. (See Appendix Table 1.12.2 for additional details.)

Information was obtained on area of employment for employed residents of the survey area and tabulated for 16 areas in San Francisco, plus the East Bay, Marin County, and the Peninsula. The Downtown area, the Western Addition, and South of Market ranked first, second, and third as areas of employment for both whites and nonwhites. These three areas combined accounted for 58 percent of the total. (See Appendix Table 1.12.3, for additional details. See Appendix Table 1.12.4 for tabulation of means of transportation to work.)

The Elderly, Retired and Disabled

A separate tabulation of the retired and disabled, Appendix Table 1.13.1, shows that nearly 1,200 single persons and family heads, (over one-sixth of all relocation groups in the survey area), are age 62 or over and either retired or disabled. There was an additional 351 age 62 or over who were not retired. Furthermore, a

^{a/} State of California, Department of Employment, Coastal Area Research and Statistics Division.

^{b/} The definition of unemployment used by the California State Department of Employment includes, in addition to those covered in the survey definition, persons not seeking employment because no work is available in the line for which they are qualified. If this survey had recorded such persons as unemployed, more would have been counted and the survey rate of unemployment for family heads and single persons would have been higher.

very high proportion of the elderly retired or disabled group was white - approximately five out of six, and either single persons or heads of two-person families.

The 62 and over population, largely retired and heavily concentrated among the whites, is a low income group in which 63 percent have incomes of less than \$200 per month, contrasting with 27 percent of all family heads and single persons in this income bracket.

The following table shows the percentage distribution of monthly income for the age 62 and over group.

Table 7

Percentage Distribution of Gross Monthly
Income, All Family Heads and Single
Persons Age 62 and Over, by Race a/

<u>Gross Monthly Income</u>	<u>All Family Heads and Single Persons</u>		<u>White Family Heads and Single Persons</u>		<u>Nonwhite Family Heads and Single Persons</u>	
	<u>Percent</u>	<u>Cumul- ative Percent</u>	<u>Percent</u>	<u>Cumul- ative Percent</u>	<u>Percent</u>	<u>Cumul- ative Percent</u>
\$ Under 49	-	-	-	-	-	-
50 - 99	7.9	7.9	7.8	7.8	8.3	8.3
100 - 149	40.3	48.2	44.2	52.0	26.8	35.1
150 - 199	14.5	62.7	16.2	68.2	8.5	43.6
200 - 249	10.2	72.9	9.6	77.8	12.0	55.6
250 - 299	8.7	81.6	8.0	85.8	11.4	67.0
300 - 349	4.7	86.3	3.9	89.7	7.4	74.4
350 - 399	4.5	90.8	3.8	93.5	7.1	81.5
400 - 449	4.5	95.3	3.4	96.9	8.3	89.8
450 - 499	1.1	96.4	0.4	97.3	3.4	93.2
500 - 549	-	96.4	-	97.3	-	93.2
550 - 599	1.4	97.8	1.8	99.1	-	93.2
600 - 649	-	97.8	-	99.1	-	93.2
650 and Over	2.2	100.0	0.9	100.0	6.8	100.0
TOTAL	Base: 1,545	100.0	Base: 1,194	100.0	Base: 351	100.0

Over 39 percent of the single persons age 62 or over were living in rooming houses or hotels. Most of the others lived in apartments or flats as prime tenants, and a smaller group were roomers with families.

Families and Single Persons on Relief

Almost 10 percent of the families in the survey area are on relief. (See Appendix Table 1.12.6) Most of this total, over 200, are non-white families receiving Aid to Needy Children. This group is made up primarily of Negro women who are heads of families and their children.

a/ See Appendix Table 1.04.10 for additional details.

It may be estimated that the group of 2,080 who are not recorded as employed or unemployed and who make up almost a third of the total of 6,888 family heads and single persons has the following components - over two-thirds retired or disabled or on relief, leaving under one-third divided into various subcategories, including but not limited to students who are not employed and housewives. It is likely that the number on relief and the number of retired and disabled were somewhat underestimated, as a result of the placement of some persons who had mixed status in different categories. For example, employed persons of insufficient income receiving supplemental relief are recorded as employed and not included among those receiving relief.

Single Persons - Special Characteristics

Information was obtained for single persons in the survey area concerning the type of cooking facilities found - whether used exclusively, shared with others, or not available in the quarters in which they lived. Just over half of all single persons and many more whites than nonwhites had cooking facilities of some type for their own use, whether in accordance with city code requirements or not. The following table shows the percentage distribution of single persons with cooking facilities indicated.

Table 8

Percentage Distribution of Single Persons' Cooking Facilities Shared, Not Shared or None

<u>Cooking Facilities</u>	<u>Percent of Single Persons</u>		
	<u>White</u>	<u>Nonwhite</u>	<u>All</u>
Not shared	59	37	51
Shared	19	38	26
None	21	19	20
Not Classified	1	6	3
TOTAL	100	100	100

Estimates were also obtained of the rent-paying ability of single persons by type of occupancy - whether (1) in rooming houses or hotels, (2) in family-type dwellings as prime tenants, or (3) in family-type dwellings as roomers with families or sharing quarters jointly with other single persons. (See Appendix Table 1.05.21)

The only significant difference found among the three categories above was in the percent of rooming house and hotel occupants who have rent-paying ability of under \$50 per month - 55 percent, compared with 39 percent for the other two groups.

Of the single persons in the survey area, 62 percent were males. Almost half of the men, 49 percent, lived in rooming houses or hotels, with whites and nonwhites showing virtually the same proportion in such accommodations.

Only 29 percent of the single women lived in rooming houses or hotels. The proportion of white women found in such units was greater than that of nonwhite - 31 as against 25 percent. (See Appendix Table 1.04.8, 1.04.9 and 1.05.22.)

PART III FAMILIES AND SINGLE PERSONS WHOSE DISPLACEMENT IS
ANTICIPATED ON THE BASIS OF PRELIMINARY ESTIMATES
OF DEMOLITION AND REHABILITATION IN THE SURVEY AREA

Estimates of Displacement

For redevelopment areas, the Federal Government requires estimates of total numbers of white and nonwhite families and several specified characteristics of those to be displaced - income by family size, tenure, and eligibility for low-rent public housing. To satisfy the requirements of the California Community Redevelopment Law, similar estimates were made for single persons to compare their needs with available housing resources.

The Planning Division of the San Francisco Redevelopment Agency made preliminary estimates of blocks or portions of blocks to be demolished and rehabilitated.^{a/} On the basis of these preliminary estimates, made as of January 22, 1962, a final sample was selected to insure adequate representation of families and single persons to be displaced. The method employed in selection of the survey sample is discussed in detail in Appendix II.

Estimates of total numbers of families and single persons, owners and tenants, their income and family size and eligibility for low-rent public housing were obtained from the basic survey data taken in interviews with residents living in structures to be demolished and rehabilitated (as defined below). Appendix Tables 1.14.1 through 1.14.4 include the tables from which the estimates were made, together with the estimates given to the San Francisco Redevelopment Agency for submission to the appropriate Federal and State agencies.

All residents of the survey area living in structures assumed to require demolition were designated for displacement. Estimates were made of numbers of families and single persons whose displacement from structures assumed to be capable of rehabilitation was anticipated in accordance with preliminary Redevelopment Agency estimates as of January 1962. These estimates were based, for tenants, on survey data showing rent-paying ability offset against estimates of rents after rehabilitation made by the Planning Division of the Redevelopment Agency. Displacement of owners was estimated on the basis of individual analysis of survey schedules recording interviews with owners. Consideration was given to such factors as gross monthly family income, amount of monthly payments or ownership clear of indebtedness, income received from rents, number in family gainfully employed, and the inter-relationship of these factors.

Characteristics of Families and Single Persons Whose Displacement Is Anticipated

Based on the preliminary estimates of structures to be demolished and structures to be rehabilitated, 1,351, or 87 percent of all nonwhite families to be displaced, were in structures to be demolished. In

^{a/} The terms "demolition" and "rehabilitation" as used here and in all tables, correspond respectively to "property to be acquired" and "property not to be acquired" as used in the Housing and Home Finance Agency form for which the data were provided.

the case of white families, 450, or 65 percent of those estimated for displacement, were in structures to be demolished. A similar distribution holds for single persons, with 81 percent of the non-whites and 49 percent of the whites to be displaced found in structures to be demolished.

The following table shows the total distribution of ethnic groups in structures assumed to require demolition and structures assumed to be capable of rehabilitation, without regard to displacement.

Table 9

All Families and Single Persons in Structures
To Be Demolished and Rehabilitated, By Ethnic Origin

<u>Number of Families</u>	<u>a/</u>		<u>Ethnic Origin</u>		<u>Total</u>
	<u>White</u>	<u>Negro</u>	<u>Oriental</u>	<u>Other</u>	
Structures to be demolished	450	1,025	283	43	1,801
Structures to be rehabilitated	319	253	89	23	684
Total families	769	1,278	372	66	2,485
<u>Number of Single Persons</u>					
Structures to be demolished	1,188	1,119	190	38	2,535
Structures to be rehabilitated	1,504	263	51	50	1,868
Total single persons	2,692	1,382	241	88	4,403

Appendix Tables 1.14.1 through 1.14.4 show all families and single persons found to be living in properties to be demolished and properties to be rehabilitated by tenure and eligibility for low-rent public housing.

Estimates of apparent eligibility for low-rent public housing, based on the preliminary estimates of displacement, show 1,206 of the total of 2,232 families to be displaced as eligible. Of these eligibles, 313 are white and 893 nonwhite. In the case of single persons, 791 of the total of 4,095 estimated to be displaced are apparently eligible. Of these eligibles, 662 are white and 129 are nonwhite. Among the displaced families, it is estimated that there will be 201 owners, 69 white and 132 nonwhite.

a/ Includes 54 Latin American White families in structures for demolition and 21 in structures for rehabilitation.

PART IV

SOME FACTORS AFFECTING RELOCATION

This survey and report have been pointed toward a current picture of residents, with the objective of delineating specific factors affecting relocation. Income level, age, ethnic origin, and family size, it seems clear, will require special consideration in the actual process of relocating people.

The Low-Income Groups

Rehousing of families and single persons at the lowest end of the income scale always requires special attention. In the case of Western Addition Area 2, there are over 3,300 relocation groups with gross incomes of less than \$300 per month. Two subgroups prominent in this low-income group are elderly white persons and Negro families with children.

Resources in the standard private rental market providing one or more bedrooms at rents below \$60 per month are limited in general; special housing requirements of the elderly and racial discrimination act to reduce further an already inadequate supply of housing units within this category for exactly these two groups.

The way in which this situation will affect elderly whites is seen in the following figures: There were 1,025 elderly white relocation groups, families with heads age 62 and over, and single persons in the same age group, who had gross monthly incomes of less than \$300. This income level produces a rent paying ability of under \$60 per month or less, based on 20 percent of income as the standard for ability to pay. The total of 1,025 included 132 families (almost all limited to two persons) and 893 single persons.

The other substantial low-income group in the survey area is made up of Negro families - a total of 466 who had income of under \$300 per month. In addition there were 79 families with incomes of \$300 to \$349 per month. On the basis of family size and occupancy standards, 164 of the families in these two income groups needed two-bedroom units, 136 needed three bedrooms and 10 needed four bedrooms. The balance required only one bedroom.

The low income families will generally need assistance in finding new housing. Special planning for the needs of the elderly appears to be required, and while there is an adequate supply of single-room accommodations for single persons whose rent-paying ability is less than \$60 per month, it may also be found that special provisions to meet the needs of elderly single persons will also be required.

Family Size

It has already been observed that the white families tended to be unusually small. Of the nonwhites, 55 percent were composed of either two or three persons. Among the nonwhites, the Oriental families were found to be relatively large, about 63 percent of the total of 372 requiring units with two or more bedrooms. While these families had higher rent-paying ability than the residents of the survey area as a whole (54 percent could pay \$100 or over as compared with 35 percent of all resident families), there are 83 Oriental families with rent-paying ability under \$90, requiring two to four bedrooms who will also need help in finding new housing.

The Long-Term Residents

About 24 percent of the relocation groups in the survey area had lived in the same house for more than five years. Among these 1,630 families and single persons, over 1,000 had lived in the same house for over 10 years. Owner-occupants, as might be expected, showed a higher percent of long-term residency, with 56 percent having lived for over 10 years in the same house.

It may be anticipated that more assistance will be required in the relocation of these relatively "old settlers", either in the Western Addition or in other areas of the city, than will be needed for the largest group (41 percent of the total) who are much more mobile, as indicated by their having lived in the same house for less than a year.

Population Decline and Vacancies

In some respects the process of relocation may be eased from what might have been anticipated. Population in the survey area declined; vacancies were relatively high; code enforcement resulted in the elimination of a substantial number of illegal units. Within the occupied units, the survey showed no increase in overcrowding since the U. S. Census was taken two years ago. The same ratio as reported by the U. S. Census for 1960 - 10 percent with 1.01 or more persons per room - was found to exist in the survey area in 1962.

The Higher-Income Families

The higher income group was surprisingly large and demonstrated the contrast in income distribution within what is generally considered a low-income area. Among the 2,485 families in the survey area, 877 had incomes of \$500 or over, including 471 families with incomes of \$650 or over. In terms of relocation resources these families present no substantial problems.

Feasibility of 20 Percent of Income Rent-Paying Standard

Relocation housing in the private rental market will be made available to residents at rents equal to 20 percent of income. This survey has demonstrated that over-all, this ratio is close to what residents are now paying. The median "ability-to-pay" was \$62, and the median of actual rents paid was slightly over \$57. However, many of the low-income groups were spending more than 20 percent of their income on rent, thus further reducing their already limited resources.

APPENDIX I

TABLES

The Tables in this Appendix were prepared primarily to be used as working tables in the actual consideration of relocation problems. For that reason they give quite extensive data upon particular subjects, and are much less detailed for others, depending upon their importance in relocation planning, and not upon a more general sociological basis. As the extreme cases are often of great importance in planning, little grouping has been resorted to, nor have the data obtained from the field survey been smoothed in any other way. It should be remembered that the isolated occurrence of, say, 6 or 7 families as reported in some of the Tables will generally correspond to a single respondent having the designated characteristics, and the Tables should be used with this in mind.

INDEX OF TABLES

	Page
1.01.1 Residential Structures (excluding rooming houses, hotels, etc.) and Number Sampled by Number of Units in Structure	35
1.01.2 Number of Occupied Units and Vacant and Available Units in Residential Structures (excluding rooming houses, hotels, etc.)	36
1.01.3 Number of Residential Units in Rooming Houses, Hotels, etc.	36
1.01.4 Distribution of Occupants by Types of Residential Structures	37
1.02.1 Number of Relocation Groups by Ethnic Origin and Size of Family	38
1.02.2 Number of Families with Minor Children by Number of Children	39
1.03.1 Age Distribution of Population in Survey Area by Race	40
1.03.2 Comparison of Age Distributions in Survey Area and in All of San Francisco by Race	41
1.03.3 Age Distribution of Heads of Families and Single Persons	42
1.04.1 Gross Monthly Income of Families and Single Persons	43
1.04.2 Gross Monthly Income by Family Size - Whites	44
1.04.3 Gross Monthly Income by Family Size - Nonwhites	45
1.04.4 Gross Monthly Income by Family Size - Whites - In Structures to be Demolished	46

	Page
1.04.5 Gross Monthly Income by Family Size - Whites - In Structures to be Rehabilitated	47
1.04.6 Gross Monthly Income by Family Size - Nonwhites - In Structures to be Demolished	48
1.04.7 Gross Monthly Income by Family Size - Nonwhites - In Structures to be Rehabilitated	49
1.04.8 Gross Monthly Income of White Single Persons by Sex and Redevelopment Status of Structure Occupied	50
1.04.9 Gross Monthly Income of Nonwhite Single Persons by Sex and Redevelopment Status of Structure Occupied	51
1.04.10 Gross Monthly Income of Families with Head Age 62 or Over, Single Persons Age 62 or Over and Single Persons Age 62 or Over Living in Rooming houses, Hotels, etc. by Race	52
1.04.11 Take Home Income Last Month by Usual Take Home Income, All Relocation Groups <u>per 1,000</u>	53
1.05.1 Number of Resident Owners and Tenants by Race, Family and Single Persons, and Relocation Status of Structure Occupied	54
1.05.2 Present Rent Payments and Rent Paying Ability of Families and Single Persons, by Race	55
1.05.3 Number of Bedrooms Required by Rent Paying Ability - All Families	56
1.05.4 Number of Bedrooms Required by Rent Paying Ability - All White Families	57
1.05.5 Number of Bedrooms Required by Rent Paying Ability - All Nonwhite Families	58
1.05.6 Number of Bedrooms Required by Rent Paying Ability - White (excluding Latin Americans) Families and Single Persons	59
1.05.7 Number of Bedrooms Required by Rent Paying Ability - Latin American White Families and Single Persons	60
1.05.8 Number of Bedrooms Required by Rent Paying Ability - Negro Families and Single Persons	61
1.05.9 Number of Bedrooms Required by Rent Paying Ability - Oriental Families and Single Persons	62
1.05.10 Number of Bedrooms Required by Rent Paying Ability - "Other" Ethnic Groups, Families and Single Persons	63
1.05.11 Rent Paying Ability of Single Persons by Apparent Eligibility for Public Housing and by Race	64
1.05.12 Present Bedrooms by Number of Bedrooms Required - All Families	64

		Page
1.05.13	Present Bedrooms by Number of Bedrooms Required - White Families	65
1.05.14	Present Bedrooms by Number of Bedrooms Required - Non-white Families	65
1.05.15	Present Monthly Rent and Present Number of Bedrooms - All Families	66
1.05.16	Present Monthly Rent and Present Number of Bedrooms - White Families	67
1.05.17	Present Monthly Rent and Present Number of Bedrooms - Nonwhite Families	68
1.05.18	Present Monthly Rent and Present Number of Bedrooms - All Single Persons	69
1.05.19	Present Monthly Rent and Present Number of Bedrooms - White Single Persons	70
1.05.20	Present Monthly Rent and Present Number of Bedrooms - Nonwhite Single Persons	71
1.05.21	Types of Dwellings Occupied by Single Persons by Rent Paying Ability, Race and Rehabilitation Status of Structure Occupied	72
1.05.22	Percentage of Single Persons Living in Rooming Houses and Hotels by Sex and Age	73
1.06	Number of Households with Subtenants or Roomers by Types of Household, Race and Number of Subtenants and Roomers	74
1.07	Number of Families and Single Persons, by Race, Living in Furnished and Unfurnished Dwellings, by Number of Rooms	75
1.08	Cooking Facilities of Single Persons, by Race	76
1.09.1	Number of Rooms Occupied by Number in Family - All Single Persons and Families	77
1.09.2	Number of Rooms Occupied by Number in Family - White Single Persons and Families	78
1.09.3	Number of Rooms Occupied by Number in Family - Non-white Single Persons and Families	79
1.10.1	Length of Residence in Present House, Neighborhood, San Francisco and California - All Families and Single Persons, by Race	80
1.10.2	Length of Residence in Present House, Neighborhood, San Francisco and California - Families Only	81
1.10.3	Length of Residence in Present House, Neighborhood, San Francisco and California - Single Persons Only	81
1.10.4	Length of Residence in Present House, Neighborhood, San Francisco and California - White Families	82

		Page
1.10.5	Length of Residence in Present House, Neighborhood, San Francisco and California - White Single Persons	82
1.10.6	Length of Residence in Present House, Neighborhood, San Francisco and California - Nonwhite Families	83
1.10.7	Length of Residence in Present House, Neighborhood, San Francisco and California - Nonwhite Single Persons	83
1.11.1	Attitude Toward Present Housing by Family Status and Race	84
1.11.2	Attitude Toward Present Neighborhood by Family Status and Race	85
1.12.1	Families by Numbers Gainfully Employed, by Race	86
1.12.2	Employment Status of Heads of Families and Single Per- sons, by Race	86
1.12.3	Area of Employment of Family Heads and Single Persons, by Race	87
1.12.4	Means of Transportation to Work of Employed Heads of Families and Single Persons	88
1.12.5	Percentage of Car Ownership by Family Status and Race	88
1.12.6	Number of Families and Single Persons Whose Sole or Major Form of Income is from Relief Payments, by Family Status and Race	89
1.13.1	Number of Retired or Disabled Heads of Families and Single Persons, by Age and Race	90
1.13.2	Veteran Status of Single Persons by Gross Monthly Income and Race	91
1.14.1	Tenure Status of Families and Single Persons to be Dis- placed by Race and Redevelopment Status of Present Resi- dence	92
1.14.2	Apparent Eligibility for Low-rent Public Housing of Families and Single Persons to be Displaced by Race and Redevelopment Status of Present Residence	93
1.14.3	Size and Income Characteristics of Families to be Dis- placed	94
1.14.4	Income Characteristics of Single Persons to be Displaced, by Race	95

TABLE 1.01.1

RESIDENTIAL STRUCTURES (EXCLUDING ROOMING HOUSES, HOTELS, ETC.)
AND NUMBER SAMPLED BY NUMBER OF UNITS IN STRUCTURE a/

<u>Number of Residential Units in Structure</u>	<u>Total Number of Structures In Survey Area</u>	<u>Number of Structures Sampled</u>
1	217	35
2	264	82
3	144	58
4	93	44
5	23	15
6	49	38
7	10	7
8	17	9
9	9	8
10	7	5
11	1	1
12	26	23
13	2	1
14	1	1
15	9	8
16	3	1
17	3	2
18	7	7
19	1	1
20	1	1
21	4	4
22	7	7
23	1	1
24	6	6
25	1	1
26	2	2
27	1	1
29	1	1
30	1	1
33	1	1
34	1	1
35	1	1
36	2	1
37	1	1
38	2	2
40	2	2
42	1	1
48	2	2
50	1	1
55	2	2
60	2	2
76	1	1
138	<u>1</u>	<u>1</u>
Total Structures	931	390

Total Number of Units In All Structures: 4,644

Total Number of Units in All Sampled Structures: 3,275

a/ Based on Sanborn Map counts, adjusted for field survey findings.

The total number of 4,644 units was adjusted to a final estimate of 4,362 available units by (1) elimination of non-available units, (2) estimated corrections in Sanborn Map unit counts in unsampled structures, based on corrections found in sampled structures of each size category, and (3) by elimination of the estimated number of rooming house units in unsampled structures.

TABLE 1.01.2

NUMBER OF OCCUPIED UNITS AND VACANT AND AVAILABLE UNITS IN
RESIDENTIAL STRUCTURES (EXCLUDING ROOMING HOUSES, HOTELS, ETC.)

	<u>Total Available Units</u>		<u>Units in Structures for Demolition</u>		<u>Units in Structures for Rehabilitation</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Total	4,362	100.00	2,831	100.00	1,531	100.00
Occupied	4,156	95.28	2,718	96.01	1,438	93.93
Vacant - Available	206	4.72	113	3.99	93	6.07

TABLE 1.01.3

NUMBER OF RESIDENTIAL UNITS IN ROOMING HOUSES, HOTELS, ETC. a/

	<u>Number of Units b/</u>	
	<u>Number</u>	<u>Percent</u>
Total	2,105	100.00
Occupied	1,743	82.80
Vacant - Available	362	17.20

Of the 2,105 units, 1,241 are in structures for demolition and
864 are in structures for rehabilitation.

a/ The following structures are eliminated both from these counts and the sample
(see discussion under Sampling Procedure): Jack Tar Hotel, Broadmoor Hotel,
Oasis and Safari Motels.

b/ All known rooming houses, hotels, etc. were sampled.

TABLE 1.01.4

DISTRIBUTION OF OCCUPANTS BY TYPES OF RESIDENTIAL STRUCTURES

<u>Occupants - All Structures</u>		<u>Type of Residential Structure</u>					
<u>Type of Occupant</u>	<u>Number of Occupants</u>	<u>Rooming</u>					
		<u>House</u>	<u>Apartment</u>	<u>Flat</u>	<u>House</u>	<u>Hotel</u>	<u>Other</u>
<u>Families</u>							
White	769	7	427	253	82	-	-
Nonwhite	1,716	89	494	1,055	45	33	-
Total	2,485	96	921	1,308	127	33	0
<u>Single Persons</u>							
White	2,692	17	1,323	298	907	147	-
Nonwhite	1,711	34	461	540	319	350	7
Total	4,403	51	1,784	838	1,226	497	7
<u>Families and Single Persons</u>							
White	3,461	24	1,750	551	989	147	-
Nonwhite	3,427	123	955	1,595	364	383	7
Total	6,888	147	2,705	2,146	1,353	530	7

TABLE 1.02.1

NUMBER OF RELOCATION GROUPS BY ETHNIC ORIGIN AND SIZE OF FAMILY

<u>Number in Family</u>	<u>White</u>	<u>Latin Am. White</u>	<u>Negro</u>	<u>Oriental</u>	<u>Other</u>	<u>Totals</u>
Single Persons	2,653	39	1,382	241	88	4,403
2	585	33	453	82	33	1,186
3	21	21	246	123	7	418
4	38	7	220	63	10	338
5	28	10	159	49	7	253
6	14	-	101	18	5	138
7	7	5	42	12	5	71
8	-	-	18	7	-	25
9	-	-	28	13	-	41
10	-	-	5	-	-	5
12	-	-	5	5	-	10
Subtotal: Families	693	76	1,277	372	67	2,485
TOTAL: Relocation Groups	3,346	115	2,659	613	155	6,888

TABLE 1.02.2

NUMBER OF FAMILIES WITH MINOR CHILDREN BY NUMBER OF CHILDREN a/

<u>Race</u>	<u>Total Number of Families</u>	<u>Number of Children Under 18 Years of Age</u>								
		<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>
White	769	601	82	49	11	19	7	-	-	-
Nonwhite	1,716	664	337	276	187	113	61	31	37	10
TOTALS	2,485	1,265	419	325	198	132	68	31	37	10

Number of minor children:	Number	Percent
White	324	10.6
Nonwhite	2,732	89.4
Total Number of Minors	3,056	100.0
Percent of White families with no minors		78
Percent of Nonwhite families with no minors		39
Percent of all families with no minors		51

a/ Minor children are those under 18 years of age.

TABLE 1.03.1

AGE DISTRIBUTION OF POPULATION IN SURVEY AREA BY RACE

Age Group (Years)	Total Population		Individuals in Families		Single Persons	
	Total	White	Total	White	Total	White
0 - 9	2,128	241	2,128	241	-	-
10 - 19	1,226	210	1,191	194	35	16
20 - 29	1,872	734	1,088	228	784	506
30 - 39	1,871	621	1,127	220	744	401
40 - 49	1,769	584	1,067	272	702	312
50 - 59	1,605	635	799	244	806	391
60 - 69	1,281	842	588	341	693	501
70 and Over	922	707	283	142	639	565
Unknown	36	18	36	18	-	-
TOTAL	12,710	4,592	8,307	1,900	4,403	2,692
						1,711

TABLE 1.03.2

COMPARISON OF PERCENTAGE AGE DISTRIBUTIONS IN SURVEY AREA
AND ALL SAN FRANCISCO BY RACE a/

Age Group	Survey Area		San Francisco (1960)	
	Total	White	Nonwhite	Total
0 - 9	16.8	5.2	23.3	14.7
10 - 19	9.7	4.6	12.5	12.1
20 - 29	14.8	16.0	14.1	13.2
30 - 39	14.8	13.6	15.4	13.7
40 - 49	13.9	12.8	14.6	13.8
50 - 59	12.7	13.9	12.0	13.9
60 - 69	10.1	18.4	5.4	10.7
70 and Over	7.3	15.5	2.7	7.8
				9.0
				2.2

a/ Bureau of the Census, U. S. Census of Population: 1960, General Population Characteristics, California

TABLE 1.03.3

AGE DISTRIBUTION OF HEADS OF FAMILIES AND SINGLE PERSONS

All Relocation Groups

<u>Age</u>	<u>Total</u>	<u>White</u>	<u>Nonwhite</u>
0 - 19	80	31	49
20 - 29	1,179	613	566
30 - 39	1,335	476	859
40 - 49	1,181	462	719
50 - 59	1,324	549	775
60 - 61	244	136	108
62 and Over	1,545	1,194	351
TOTAL	6,888	3,461	3,427

Heads of Families

<u>Age</u>	<u>Total</u>	<u>White</u>	<u>Nonwhite</u>
0 - 19	45	14	31
20 - 29	398	110	288
30 - 39	601	85	516
40 - 49	484	1148	336
50 - 59	507	154	353
60 - 61	92	42	50
62 and Over	358	216	142
TOTAL	2,485	769	1,716

Single Persons

<u>Age</u>	<u>Total</u>	<u>White</u>	<u>Nonwhite</u>
0 - 19	35	17	18
20 - 29	781	503	278
30 - 39	734	391	343
40 - 49	697	314	383
50 - 59	817	395	422
60 - 61	152	94	58
62 and Over	1,187	978	209
TOTAL	4,403	2,692	1,711

THE
JOURNAL OF THE
ROYAL ANTHROPOLOGICAL INSTITUTE

CONTENTS

Page	Page	Page	Page
1	1	1	1
1	1	1	1
1	1	1	1

Page	Page	Page	Page
1	1	1	1
1	1	1	1
1	1	1	1

Page	Page	Page	Page
1	1	1	1
1	1	1	1
1	1	1	1

TABLE 1.04.1

GROSS MONTHLY INCOME OF FAMILIES AND SINGLE PERSONS a/

<u>Gross Monthly Income</u>	<u>Number of All Relocation Groups</u>	<u>Number of Families</u>	<u>Number of Single Persons</u>
\$ 0 - 49	51	9	42
50 - 99	324	25	299
100 - 149	858	152	706
150 - 199	615	214	401
200 - 249	829	200	629
250 - 299	659	203	456
300 - 349	530	191	339
350 - 399	652	254	398
400 - 449	547	170	377
450 - 499	410	190	220
500 - 549	218	108	110
550 - 599	225	148	77
600 - 649	243	150	93
650 and Over	727	471	256
	6,888	2,485	4,403

a/ Gross monthly income reported is past months "take home" income plus withheld tax, social security tax and other deductions. Income from all sources is included; payments in kind, etc. converted to cash basis. Family incomes are totals for all members of family.

TABLE 1.04.2

GROSS MONTHLY INCOME BY FAMILY SIZE - WHITES

Gross Monthly Income	Total All Relocation Groups	Number of Single Persons	Number of Families	Family Size					
				2	3	4	5	6	7
\$ 0 - 49	18	18	-	-	-	-	-	-	-
50 - 99	192	186	6	6	-	-	-	-	-
100 - 149	644	561	83	83	-	-	-	-	-
150 - 199	343	265	78	78	-	-	-	-	-
200 - 249	398	344	54	33	14	-	-	-	7
250 - 299	319	261	58	39	7	5	7	-	-
300 - 349	168	120	48	43	-	-	5	-	-
350 - 399	332	261	71	71	-	-	-	-	-
400 - 449	291	233	58	50	-	-	-	8	-
450 - 499	118	67	51	51	-	-	-	-	-
500 - 549	122	78	44	18	-	22	-	-	4
550 - 599	107	45	62	45	10	-	7	-	-
600 - 649	49	23	26	19	-	-	-	7	-
650 and Over	360	230	130	86	7	19	18	-	-
TOTAL	3,461	2,692	769	622	38	46	37	15	11



TABLE 1.04.3

GROSS MONTHLY INCOME BY FAMILY SIZE - NONWHITES

Gross Monthly Income	Total All Relocation Groups	Number of Single Persons	Number of Families	Family Size								
				2	3	4	5	6	7	8	9 or More	
\$ 0 - 49	33	24	9	5	-	-	-	-	-	-	4	
50 - 99	132	113	19	12	7	-	-	-	-	-	-	
100 - 149	214	145	69	54	10	5	-	-	-	-	-	
150 - 199	272	136	136	28	63	25	11	5	4	-	-	
200 - 249	431	285	146	71	20	14	35	-	6	-	-	
250 - 299	340	195	145	57	14	16	6	30	11	-	11	
300 - 349	362	219	143	25	41	36	13	16	6	6	-	
350 - 399	320	137	183	86	27	25	26	7	6	-	6	
400 - 449	256	144	112	26	10	45	21	4	-	6	-	
450 - 499	292	153	139	49	32	40	-	6	-	-	12	
500 - 549	96	32	64	15	18	14	6	11	-	-	-	
550 - 599	118	32	86	34	11	6	30	-	-	-	5	
600 - 649	194	70	124	55	42	5	11	-	11	-	-	
650 and Over	367	26	341	66	85	60	51	43	10	11	15	
TOTAL	3,427	1,711	1,716	583	380	291	210	122	54	23	53	

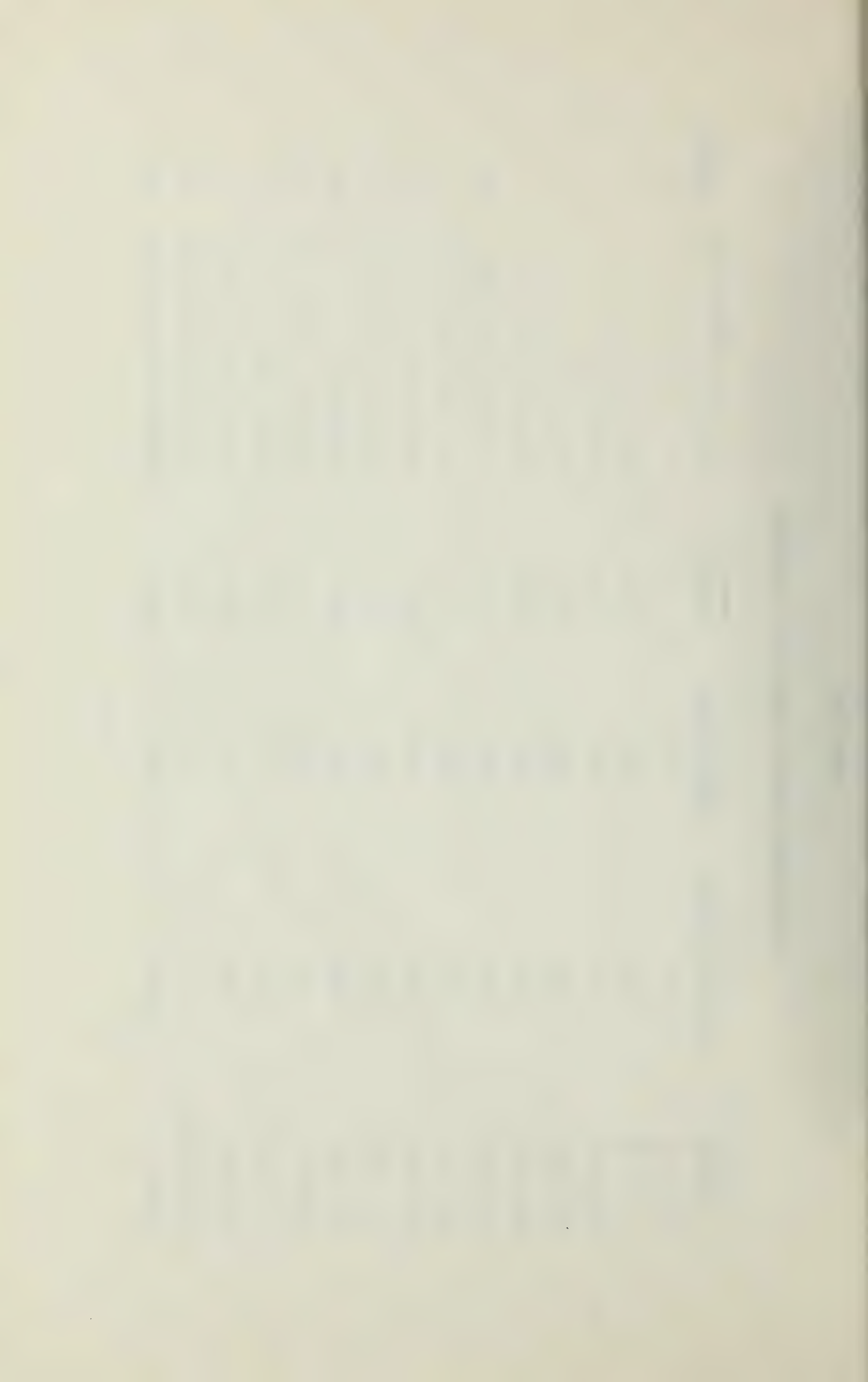


TABLE 1.04.4

GROSS MONTHLY INCOME BY FAMILY SIZE - WHITES - IN STRUCTURES TO BE DEMOLISHED

Gross Monthly Income	Total Single Persons and Families	Number of Single Persons	Number of Families	Family Size				
				2	3	4	5	6
\$ 0 - 49	6	6	-	-	-	-	-	-
50 - 99	115	109	6	6	-	-	-	-
100 - 149	376	326	50	50	-	-	-	-
150 - 199	129	98	31	31	-	-	-	-
200 - 249	181	142	39	25	14	-	-	-
250 - 299	190	150	40	21	7	5	7	-
300 - 349	77	47	30	25	-	-	5	-
350 - 399	121	81	40	40	-	-	-	-
400 - 449	121	91	30	30	-	-	-	-
450 - 499	67	32	35	35	-	-	-	-
500 - 549	32	7	25	18	-	7	-	-
550 - 599	36	14	22	15	-	-	7	-
600 - 649	32	6	26	19	-	-	-	7
650 and Over	155	79	76	50	7	19	-	-
TOTAL	1,638	1,188	450	365	28	31	19	7

TABLE 1.04.5

GROSS MONTHLY INCOME BY FAMILY SIZE - WHITES - IN STRUCTURES TO BE REHABILITATED

Gross Monthly Income	Total Single Persons and Families	Number of Single Persons	Number of Families	Family Size						
				2	3	4	5	6	7	
\$ 0 - 49	12	12	-	-	-	-	-	-	-	-
50 - 99	77	77	-	-	-	-	-	-	-	-
100 - 149	268	235	33	33	-	-	-	-	-	-
150 - 199	214	167	47	47	-	-	-	-	-	-
200 - 249	217	202	15	8	-	-	-	-	7	-
250 - 299	129	111	18	18	-	-	-	-	-	-
300 - 349	91	73	18	18	-	-	-	-	-	-
350 - 399	211	180	31	31	-	-	-	-	-	-
400 - 449	170	142	28	20	-	-	-	8	-	-
450 - 499	51	35	16	16	-	-	-	-	-	-
500 - 549	90	71	19	-	-	15	-	-	4	-
550 - 599	71	31	40	30	10	-	-	-	-	-
600 - 649	17	17	-	-	-	-	-	-	-	-
650 and Over	205	151	54	36	-	-	18	-	-	-
TOTAL	1,823	1,504	319	257	10	15	18	8	11	

TABLE 1.04.6

GROSS MONTHLY INCOME BY FAMILY SIZE - NONWHITES - IN STRUCTURES TO BE DEMOLISHED

Gross Monthly Income	Total Single Persons and Families	Number of Single Persons	Number of Families	Number of Families by Family Size								
				2	3	4	5	6	7	8	9 or More	
\$ 0 - 49	33	24	9	5	-	-	-	-	-	-	4	
50 - 99	109	95	14	7	7	-	-	-	-	-	-	
100 - 149	165	109	56	41	10	5	-	-	-	-	-	
150 - 199	210	118	92	28	24	20	11	5	4	-	-	
200 - 249	366	247	119	49	15	14	35	-	6	-	-	
250 - 299	269	159	110	39	14	4	6	30	6	-	11	
300 - 349	307	169	138	25	36	36	13	16	6	6	-	
350 - 399	262	114	148	73	18	25	13	7	6	-	6	
400 - 449	216	109	107	26	10	45	16	4	-	6	-	
450 - 499	172	81	91	31	27	27	6	-	-	-	-	
500 - 549	67	21	46	15	-	14	6	11	-	-	-	
550 - 599	82	18	64	29	11	6	18	-	-	-	-	
600 - 649	134	58	76	30	29	5	6	-	6	-	-	
650 and Over	306	25	281	56	68	50	38	38	10	11	10	
TOTAL	2,698	1,347	1,351	454	269	251	162	117	44	23	31	

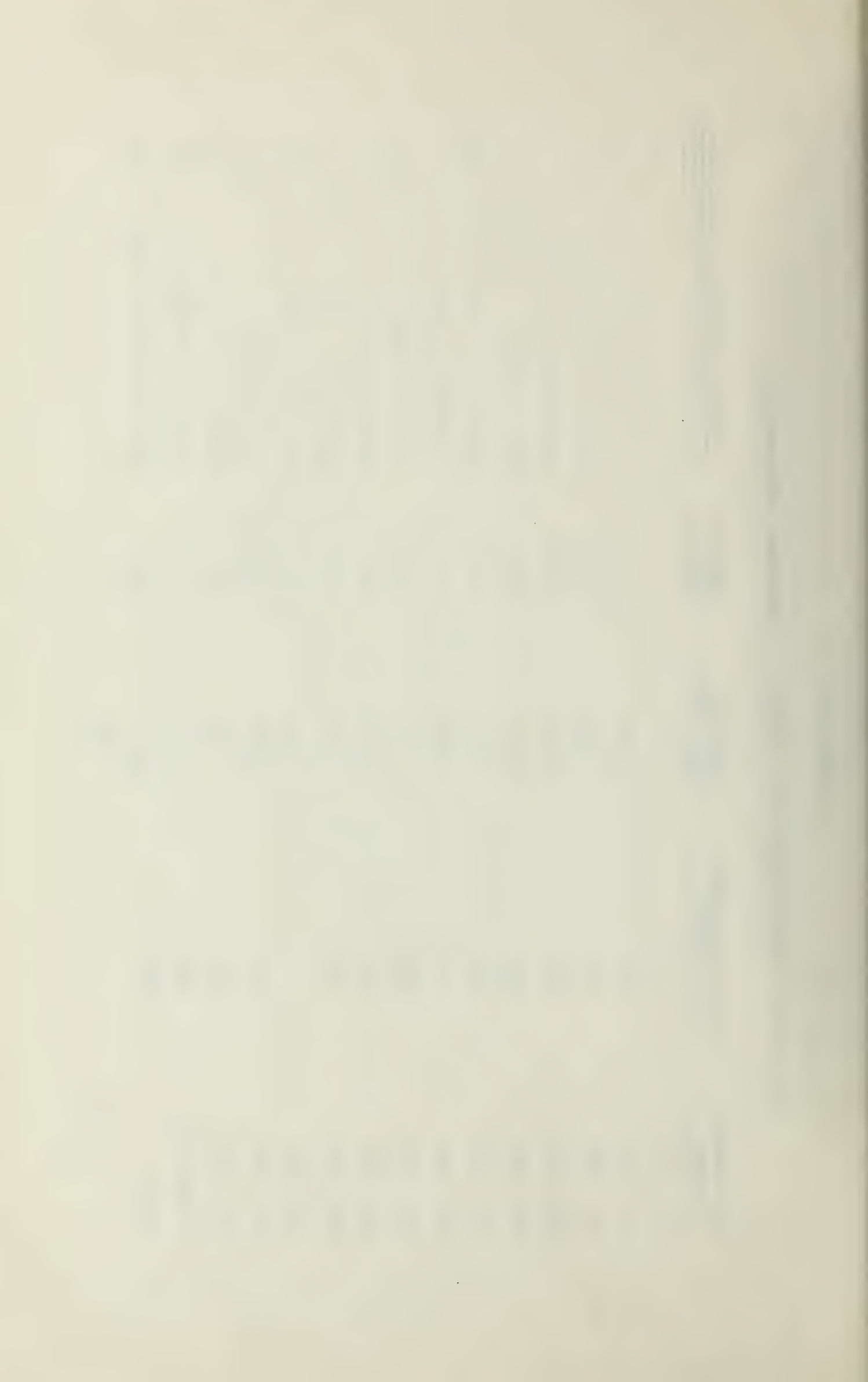


TABLE 1.04.7

GROSS MONTHLY INCOME BY FAMILY SIZE - NONWHITES - IN STRUCTURES TO BE REHABILITATED

Gross Monthly Income	Total Single Persons and Families	Number of Single Persons	Number of Families	Number of Families by Family Size								
				2	3	4	5	6	7	8	9 or More	
\$ 0 - 49	0	0	0	-	-	-	-	-	-	-	-	-
50 - 99	23	18	5	5	-	-	-	-	-	-	-	-
100 - 149	49	36	13	13	-	-	-	-	-	-	-	-
150 - 199	62	18	44	-	39	5	-	-	-	-	-	-
200 - 249	65	38	27	22	5	-	-	-	-	-	-	-
250 - 299	71	36	35	18	-	12	-	-	5	-	-	-
300 - 349	55	50	5	-	5	-	-	-	-	-	-	-
350 - 399	58	23	35	13	9	-	13	-	-	-	-	-
400 - 449	40	35	5	-	-	-	5	-	-	-	-	-
450 - 499	120	72	48	18	5	13	-	-	-	-	-	12
500 - 549	29	11	18	-	18	-	-	-	-	-	-	-
550 - 599	36	14	22	5	-	-	12	-	-	-	-	5
600 - 649	60	12	48	25	13	-	5	-	5	-	-	-
650 and Over	61	1	60	10	17	10	13	5	-	-	-	5
TOTAL	729	364	365	129	111	40	48	5	10	-	-	22

TABLE 1.04.8

GROSS MONTHLY INCOME OF WHITE SINGLE PERSONS BY SEX
AND REDEVELOPMENT STATUS OF STRUCTURE OCCUPIED

Gross Monthly Income	All White Single Persons		White Single Persons In Structures to be Demolished		White Single Persons In Structures to be Rehabilitated	
	Total	Male	Female	Total	Male	Female
\$ 0 - 49	18	6	12	6	-	6
50 - 99	186	148	38	109	89	20
100 - 149	561	300	261	326	211	115
150 - 199	265	146	119	98	50	48
200 - 249	344	206	138	142	112	30
250 - 299	261	171	90	150	104	46
300 - 349	120	57	63	47	39	8
350 - 399	261	84	177	81	36	45
400 - 449	233	107	126	91	67	24
450 - 499	67	67	-	32	32	-
500 - 549	78	46	32	7	4	3
550 - 599	45	45	-	14	14	-
600 - 649	23	23	-	6	6	-
650 and Over	230	178	52	79	56	23
TOTAL	2,692	1,584	1,108	1,188	820	368

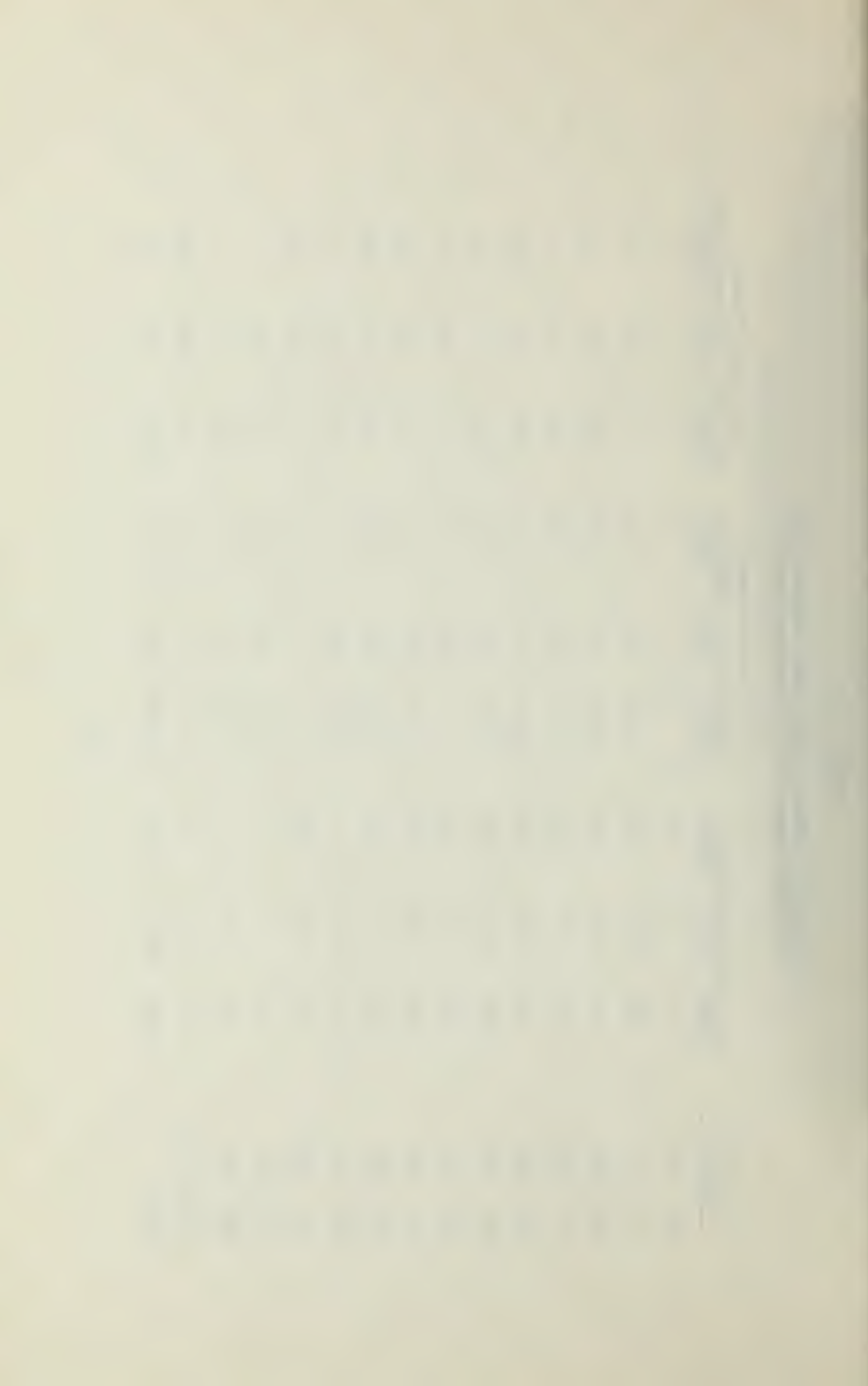


TABLE 1.04.9

GROSS MONTHLY INCOME OF NONWHITE SINGLE PERSONS BY SEX
AND REDEVELOPMENT STATUS OF STRUCTURE OCCUPIED

Gross Monthly Income	Nonwhite Single Persons		Nonwhite Single Persons In Structures to be Demolished		Nonwhite Single Persons In Structures to be Rehabilitated	
	Total	Male	Total	Male	Total	Male
\$ 0 - 49	24	18	6	18	-	-
50 - 99	113	76	37	58	18	18
100 - 149	145	81	64	55	36	26
150 - 199	136	87	49	75	18	12
200 - 249	285	165	120	127	38	38
250 - 299	195	142	53	111	36	31
300 - 349	219	132	87	96	50	36
350 - 399	137	95	42	77	23	18
400 - 449	144	114	30	90	35	24
450 - 499	153	126	27	73	72	53
500 - 549	32	32	-	21	11	11
550 - 599	32	32	-	18	14	14
600 - 649	70	70	-	58	12	12
650 and Over	26	14	12	13	1	1
TOTAL	1,711	1,184	527	890	364	294
						70

The first part of the paper is devoted to a discussion of the general principles of the theory of the structure of the atom. It is shown that the structure of the atom is determined by the laws of quantum mechanics, and that the laws of quantum mechanics are derived from the principles of relativity and the theory of the structure of the atom. The second part of the paper is devoted to a discussion of the application of the theory of the structure of the atom to the study of the properties of matter. It is shown that the theory of the structure of the atom can be used to study the properties of matter, and that the properties of matter can be used to study the theory of the structure of the atom.

The third part of the paper is devoted to a discussion of the application of the theory of the structure of the atom to the study of the properties of matter. It is shown that the theory of the structure of the atom can be used to study the properties of matter, and that the properties of matter can be used to study the theory of the structure of the atom.

TABLE 1.04.10

GROSS MONTHLY INCOME OF FAMILIES WITH HEAD AGE 62 OR OVER, SINGLE PERSONS AGE 62 OR OVER
AND SINGLE PERSONS AGE 62 OR OVER LIVING IN ROOMING HOUSES, HOTELS, ETC., BY RACE

Gross Monthly Income	All Relocation Groups With Head Over Age 62			Families With Heads Age 62 and Over			All Single Persons Age 62 or Over			Single Persons Age 62 Or Over in Rooming Houses, Hotels, Etc		
	Total	White	Nonwhite	Total	White	Nonwhite	Total	White	Nonwhite	Total	White	Nonwhite
\$ 0 - 49	-	-	-	-	-	-	-	-	-	-	-	-
50 - 99	122	93	29	12	7	5	110	86	24	69	56	13
100 - 149	622	528	94	47	29	18	575	499	76	249	210	39
150 - 199	224	194	30	63	49	14	161	145	16	70	70	-
200 - 249	157	115	42	25	14	11	132	101	31	26	13	13
250 - 299	135	95	40	57	33	24	78	62	16	28	28	-
300 - 349	72	46	26	34	29	5	38	17	21	-	-	-
350 - 399	70	45	25	18	7	11	52	38	14	13	13	-
400 - 449	70	41	29	35	11	24	35	30	5	13	13	-
450 - 499	17	5	12	11	5	6	6	-	6	-	-	-
500 - 549	-	-	-	-	-	-	-	-	-	-	-	-
550 - 599	21	21	-	21	21	-	-	-	-	-	-	-
600 - 649	-	-	-	-	-	-	-	-	-	-	-	-
650 and Over	35	11	24	35	11	24	-	-	-	-	-	-
TOTAL	1,545	1,194	351	358	216	142	1,187	978	209	468	403	65

TABLE 1.04.11

TAKE HOME INCOME LAST MONTH BY USUAL TAKE HOME INCOME,
ALL RELOCATION GROUPS PER 1,000 a/

Take Home Income	U s u a l					T a k e			H o m e			I n c o m e					Total
	0-49	50-99	100-149	150-199	200-249	250-299	300-349	350-399	400-449	450-499	500-549	550-599	600-649	650 & Over			
\$ 0 - 49	13	1	1	-	1	-	1	-	-	-	-	-	-	-	17		
50 - 99	-	31	3	2	2	-	-	1	-	-	-	-	-	-	39		
100 - 149	-	1	123	3	3	4	-	-	2	-	-	-	-	-	136		
150 - 199	-	1	4	81	6	4	1	1	2	-	-	-	-	-	100		
200 - 249	-	1	6	4	103	5	6	1	5	4	-	-	-	2	137		
250 - 299	-	-	1	-	2	88	5	5	3	-	2	-	-	-	106		
300 - 349	1	-	6	-	1	1	112	2	-	1	-	-	-	-	124		
350 - 399	-	-	-	-	-	1	2	46	5	-	4	1	-	-	59		
400 - 449	-	-	-	-	-	-	2	5	65	1	-	-	1	2	76		
450 - 499	-	-	2	1	-	2	-	6	2	22	3	-	-	5	43		
500 - 549	-	-	-	-	-	-	-	-	-	1	43	-	2	3	49		
550 - 599	-	-	-	-	-	-	-	1	-	-	4	16	1	2	24		
600 - 649	-	-	-	-	-	-	-	-	-	1	1	2	15	4	23		
650 and Over	1	1	-	-	2	1	-	-	3	1	2	3	2	52	68		
TOTAL	15	36	146	91	120	106	129	68	87	31	59	22	21	70	1,001		

a/ Income distributions given in this table are "take home", other tables report gross incomes, which will be higher by amounts of withholding tax, social security, and other deductions. Not adjusted for nonresponse or refusals.

TABLE 1.05.1

NUMBER OF RESIDENT OWNERS AND TENANTS BY RACE, FAMILY AND
SINGLE PERSONS, AND RELOCATION STATUS OF STRUCTURE OCCUPIED

	Owners			Tenants		
	<u>Total</u>	<u>White</u>	<u>Nonwhite</u>	<u>Total</u>	<u>White</u>	<u>Nonwhite</u>
<u>Families</u>						
In structures to be demolished	192	69	123	1,609	381	1,228
In structures to be rehabilitated	75	0	75	609	319	290
Total Families	267	69	198	2,218	700	1,518
<u>Single Persons</u>						
In structures to be demolished	78	49	29	2,457	1,139	1,318
In structures to be rehabilitated	28	18	10	1,840	1,486	354
Total Single Persons	106	67	39	4,297	2,625	1,672
All Relocation Groups	373	136	237	6,515	3,325	3,190

THE HISTORY OF THE
CITY OF BOSTON

1630-1640			1640-1650			1650-1660			1660-1670			1670-1680			1680-1690			1690-1700		
1630	1631	1632	1633	1634	1635	1636	1637	1638	1639	1640	1641	1642	1643	1644	1645	1646	1647	1648	1649	1650
1651	1652	1653	1654	1655	1656	1657	1658	1659	1660	1661	1662	1663	1664	1665	1666	1667	1668	1669	1670	1671
1672	1673	1674	1675	1676	1677	1678	1679	1680	1681	1682	1683	1684	1685	1686	1687	1688	1689	1690	1691	1692
1693	1694	1695	1696	1697	1698	1699	1700	1701	1702	1703	1704	1705	1706	1707	1708	1709	1710	1711	1712	1713
1714	1715	1716	1717	1718	1719	1720	1721	1722	1723	1724	1725	1726	1727	1728	1729	1730	1731	1732	1733	1734
1735	1736	1737	1738	1739	1740	1741	1742	1743	1744	1745	1746	1747	1748	1749	1750	1751	1752	1753	1754	1755
1756	1757	1758	1759	1760	1761	1762	1763	1764	1765	1766	1767	1768	1769	1770	1771	1772	1773	1774	1775	1776
1777	1778	1779	1780	1781	1782	1783	1784	1785	1786	1787	1788	1789	1790	1791	1792	1793	1794	1795	1796	1797
1798	1799	1800	1801	1802	1803	1804	1805	1806	1807	1808	1809	1810	1811	1812	1813	1814	1815	1816	1817	1818
1819	1820	1821	1822	1823	1824	1825	1826	1827	1828	1829	1830	1831	1832	1833	1834	1835	1836	1837	1838	1839
1840	1841	1842	1843	1844	1845	1846	1847	1848	1849	1850	1851	1852	1853	1854	1855	1856	1857	1858	1859	1860
1861	1862	1863	1864	1865	1866	1867	1868	1869	1870	1871	1872	1873	1874	1875	1876	1877	1878	1879	1880	1881
1882	1883	1884	1885	1886	1887	1888	1889	1890	1891	1892	1893	1894	1895	1896	1897	1898	1899	1900	1901	1902
1903	1904	1905	1906	1907	1908	1909	1910	1911	1912	1913	1914	1915	1916	1917	1918	1919	1920	1921	1922	1923
1924	1925	1926	1927	1928	1929	1930	1931	1932	1933	1934	1935	1936	1937	1938	1939	1940	1941	1942	1943	1944
1945	1946	1947	1948	1949	1950	1951	1952	1953	1954	1955	1956	1957	1958	1959	1960	1961	1962	1963	1964	1965
1966	1967	1968	1969	1970	1971	1972	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986
1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070
2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091
2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112
2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133
2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154
2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175
2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196
2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217
2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238
2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259
2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280
2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301
2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322
2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343
2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364
2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385
2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406
2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427
2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	2447	2448
2449	2450	2451	2452	2453	2454	2455	2456	2457	2458	2459	2460	2461	2462	2463	2464	2465	2466	2467	2468	2469
2470	2471	2472	2473	2474	2475	2476	2477	2478	2479	2480	2481	2482	2483	2484	2485	2486	2487	2488	2489	2490
2491	2492	2493	2494	2495	2496	2497	2498	2499	2500	2501	2502	2503	2504	2505	2506	2507	2508	2509	2510	2511
2512	2513	2514	2515	2516	2517	2518	2519	2520	2521	2522	2523	2524	2525	2526	2527	2528	2529	2530	2531	2532
2533	2534	2535	2536	2537	2538	2539	2540	2541	2542	2543	2544	2545	2546	2547	2548	2549	2550	2551	2552	2553
2554	2555	2556	2557	2558	2559	2560	2561	2562	2563	2564	2565	2566	2567	2568	2569	2570	2571	2572	2573	2574
2575	2576	2577	2578	2579	2580	2581	2582	2583	2584	2585	2586	2587	2588	2589	2590	2591	2592	2593	2594	2595
2596	2597	2598	2599	2600	2601	2602	2603	2604	2605	2606	2607	2608	2609	2610	2611	2612	2613	2614	2615	2616
2617	2618	2619	2620	2621	2622	2623	2624	2625	2626	2627	2628	2629	2630	2631	2632	2633	2634	2635	2636	2637
2638	2639	2640	2641	2642	2643	2644	2645	2646	2647	2648	2649	2650	2651	2652	2653	2654	2655	2656	2657	2658
2659	2660	2661	2662	2663	2664	2665	2666	2667	2668	2669	2670	2671	2672	2673	2674	2675	2676	2677	2678	2679
2680	2681	2682	2683	2684	2685	2686	2687	2688	2689	2690	2691	2692	2693	2694	2695	2696	2697	2698	2699	2700
2701	2702	2703	2704	2705	2706	2707	2708	2709	2710	2711	2712	2713	2714	2715	2716	2717	2718	2719	2720	2721
2722	2723	2724	2725	2726	2727	2728	2729	2730	2731	2732	2733	2734	2735	2736	2737	2738	2739	2740	2741	2742
2743	2744	2745	2746	2747	2748	2749	2750	2751	2752	2753	2754	2755	2756	2757	2758	2759	2760	2761	2762	2763
2764	2765	2766	2767	2768	2769	2770	2771	2772	2773	2774	2775	2776	2777	2778	2779	2780	2781	2782	2783	2784
2785	2786	2787	2788	2789	2790	2791	2792	2793	2794	2795	2796	2797	2798	2799	2800	2801	2802	2803	2804	2805
2806	2807	2808	2809	2810	2811	2812	2813	2814	2815	2816	2817	2818	2819	2820	2821	2822	2823	2824	2825	2826
2827	2828	2829	2830	2831	2832	2833	2834	2835	2836	2837	2838	2839	2840	2841	2842	2843	2844	2845	2846	2847
2848	2849	2850	2851	2852	2853	2854	2855	2856	2857	2858	2859	2860	2861	2862	2863	2864	2865	2866	2867	2868
2869	2870	2871	2872	2873	2874	2875	2876	2877	2878	2879	2880	2881	2882	2883	2884	2885	2886	2887	2888	2889
2890	2891	2892	2893	2894	2895	2896	2897	2898	2899	2900	2901	2902	2903	2904	2905	2906	2907	2908	2909	2910
2911	2912	2913	2914	2915	2916	2917	2918	2919	2920	2921	2922	2923	2924	2925	2926	2927	2928	2929	2930	2931
2932	2933	2934	2935	2936	2937	29														

TABLE 1.05.2

PRESENT RENT PAYMENTS AND RENT PAYING ABILITY
OF FAMILIES AND SINGLE PERSONS, BY RACE a/ b/

Monthly Rent	Number of White Families		Number of Nonwhite Families		White Single Persons		Nonwhite Single Persons	
	Now Pay	Able to Pay	Now Pay	Able to Pay	Now Pay	Able to Pay	Now Pay	Able to Pay
\$ Under 40	87	167	181	233	730	1,030	570	418
40 - 49	33	54	102	146	513	344	343	285
50 - 59	109	58	142	145	559	261	254	195
60 - 69	138	48	207	143	424	120	151	219
70 - 79	164	71	291	183	232	261	204	137
80 - 89	64	58	366	112	118	233	69	144
90 - 99	53	51	171	139	26	67	53	153
100 - 124	59	117	149	215	59	163	27	102
125 - 149	21	74	47	194	24	129	27	43
150 and Over	41	71	60	206	7	84	13	15
TOTAL	769	769	1,716	1,716	2,692	2,692	1,711	1,711

a/ Owner-occupants included, with monthly payments taken as rent.b/ Rent paying ability taken as 20 percent of gross monthly income.

TABLE 1.05.3

NUMBER OF BEDROOMS REQUIRED BY RENT
 PAYING ABILITY - ALL FAMILIES a/ b/

Monthly Rent Produced by Income	Number of Families	Number of Bedrooms Required				
		<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>
\$ Under 40	400	300	75	20	5	-
40 - 49	200	122	36	42	-	-
50 - 59	203	116	40	42	5	-
60 - 69	191	93	54	44	-	-
70 - 79	254	174	47	27	6	-
80 - 89	170	74	63	33	-	-
90 - 99	190	88	69	20	13	-
100 - 124	332	163	124	40	5	-
125 - 149	268	118	76	74	-	-
150 and Over	277	98	72	87	11	9
TOTAL	2,485	1,346	656	429	45	9

a/ Number of bedrooms required based on standards established by the San Francisco Redevelopment Agency.

b/ Rent paying ability taken as 20 percent of gross monthly income.

TABLE 1.05.4

NUMBER OF BEDROOMS REQUIRED BY RENT
 PAYING ABILITY - WHITE FAMILIES a/ b/

Monthly Rent Produced by Income	Number of White Families	Number of Bedrooms Required				
		<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>
\$ Under 40	167	161	6	-	-	-
40 - 49	54	40	6	8	-	-
50 - 59	58	53	5	-	-	-
60 - 69	48	48	-	-	-	-
70 - 79	71	67	-	4	-	-
80 - 89	58	50	8	-	-	-
90 - 99	51	35	16	-	-	-
100 - 124	117	72	34	11	-	-
125 - 149	74	49	11	14	-	-
150 and Over	71	51	-	20	-	-
TOTAL	769	626	86	57	-	-

a/ Number of bedrooms required based on standards established by the San Francisco Redevelopment Agency.

b/ Rent paying ability taken as 20 percent of gross monthly income.

TABLE 1.05.5

NUMBER OF BEDROOMS REQUIRED BY RENT PAYING
ABILITY - ALL NONWHITE FAMILIES a/ b/

Monthly Rent Produced by Income	Number of Nonwhite Families	Number of Bedrooms Required				
		<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>
\$ Under 40	233	139	69	20	5	-
40 - 49	146	82	30	34	-	-
50 - 59	145	63	35	42	5	-
60 - 69	143	45	54	44	-	-
70 - 79	183	107	47	23	6	-
80 - 89	112	24	55	33	-	-
90 - 99	139	53	53	20	13	-
100 - 124	215	91	90	29	5	-
125 - 149	194	69	65	60	-	-
150 and Over	206	47	72	67	11	9
TOTAL	1,716	720	570	372	45	9

a/ Number of bedrooms required based on standards established by the San Francisco Redevelopment Agency.

b/ Rent paying ability taken as 20 percent of gross monthly income.

TABLE 1.05.6

NUMBER OF BEDROOMS REQUIRED BY RENT PAYING ABILITY, WHITE
(EXCLUDING LATIN-AMERICANS) FAMILIES AND SINGLE PERSONS a/ b/ c/

Monthly Rent Produced by Income	Total No. of Single Persons and Families	No. of Single Persons	Total No. of Families	No. of Bed- rooms Required		
				<u>1</u>	<u>2</u>	<u>3</u>
\$ Under 40	1,245	1,084	161	161	-	-
40 - 49	334	294	40	26	6	8
50 - 59	321	278	43	38	5	-
60 - 69	156	108	48	48	-	-
70 - 79	323	256	67	67	-	-
80 - 89	282	224	58	50	8	-
90 - 99	121	70	51	35	16	-
100 - 124	247	149	98	65	27	6
125 - 149	182	1,108	74	49	11	14
150 and Over	136	82	54	40	-	14
TOTAL	3,347	2,653	694	579	73	42

a/ Number of bedrooms required based on standards established by the San Francisco Redevelopment Agency.

b/ Rent paying ability taken as 20 percent of gross monthly income.

c/ No separate bedroom required under standards for single persons.

TABLE 1.05.7

NUMBER OF BEDROOMS REQUIRED BY RENT PAYING ABILITY,
LATIN-AMERICAN WHITES, FAMILIES AND SINGLE PERSONS a/ b/ c/

Monthly Rent Produced by Income	Total Number of Single Persons and Families	Number of Single Persons	Total No. of Families	No. of Bed- rooms Required		
				<u>1</u>	<u>2</u>	<u>3</u>
\$ Under 40	6	-	6	-	6	-
40 - 49	14	-	14	14	-	-
50 - 59	15	-	15	15	-	-
60 - 69	7	7	-	-	-	-
70 - 79	4	-	4	-	-	4
80 - 89	-	-	-	-	-	-
90 - 99	-	-	-	-	-	-
100 - 124	37	18	19	7	7	5
125 - 149	14	14	-	-	-	-
150 and Over	17	-	17	11	-	6
TOTAL	114	39	75	47	13	15

a/ Number of bedrooms required based on standards established by the San Francisco Redevelopment Agency.

b/ Rent paying ability taken as 20 percent of gross monthly income.

c/ No separate bedroom required under standards for single persons.

TABLE 1.05.8

NUMBER OF BEDROOMS REQUIRED BY RENT PAYING ABILITY, NEGRO
FAMILIES AND SINGLE PERSONS a/ b/ c/

Monthly Rent Produced by Income	Total Number of Single Persons and Families	Number of Single Persons	Total No. of Families	Number of Bedrooms Required				
				<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5 or More</u>
\$ Under 40	571	374	197	112	65	15	5	5
40 - 49	324	188	136	72	30	34	-	-
50 - 59	353	220	133	51	34	43	5	-
60 - 69	294	195	99	20	35	44	-	-
70 - 79	260	117	143	81	43	13	6	-
80 - 89	162	80	82	24	41	17	-	-
90 - 99	193	93	100	33	53	14	-	-
100 - 124	218	68	150	66	61	18	5	-
125 - 149	179	39	140	50	55	35	-	-
150 and Over	106	8	98	35	24	29	5	5
TOTAL	2,660	1,382	1,278	544	441	262	26	5

a/ Number of bedrooms required based on standards established by the San Francisco Redevelopment Agency.

b/ Rent paying ability taken as 20 percent of gross monthly income.

c/ No separate bedrooms required under standards for single persons.

TABLE 1.05.9

NUMBER OF BEDROOMS REQUIRED BY RENT PAYING ABILITY,
ORIENTAL FAMILIES AND SINGLE PERSONS a/ b/ c/

Monthly Rent Produced by Income	Total No. of Single Persons and Families	No. of Single Persons	Total No. of Families	Number of Bedrooms Required				
				1	2	3	4	5 or More
\$ Under 40	61	37	24	14	5	5	-	-
40 - 49	13	8	5	5	-	-	-	-
50 - 59	55	43	12	12	-	-	-	-
60 - 69	68	24	44	25	19	-	-	-
70 - 79	52	16	36	26	4	6	-	-
80 - 89	66	41	25	-	14	11	-	-
90 - 99	62	36	26	6	-	7	13	-
100 - 124	78	24	54	20	22	12	-	-
125 - 149	43	5	38	19	5	14	-	-
150 and Over	115	7	108	12	47	37	7	5
TOTAL	613	241	372	139	116	92	20	5

a/ Number of bedrooms required based on standards established by the San Francisco Redevelopment Agency.

b/ Rent paying ability taken as 20 percent of gross monthly income.

c/ No separate bedroom required under standards for single persons.

TABLE 1.05.10

NUMBER OF BEDROOMS REQUIRED BY RENT PAYING ABILITY, "OTHER"
 ETHNIC GROUPS a/ b/ c/ d/

Monthly Rent Produced by Income	Total No. of Single Persons and Families	Number of Single Persons	Total No. of Families	No. of Bed- rooms Required		
				<u>1</u>	<u>2</u>	<u>3</u>
\$ Under 40	26	14	12	12	-	-
40 - 49	21	16	5	5	-	-
50 - 59	-	-	-	-	-	-
60 - 69	7	7	-	-	-	-
70 - 79	4	-	4	-	-	4
80 - 89	29	24	5	-	-	5
90 - 99	27	14	13	13	-	-
100 - 124	24	13	11	5	6	-
125 - 149	16	-	16	-	5	11
150 and Over	-	-	-	-	-	-
TOTAL	154	88	66	35	11	20

a/ Number of bedrooms required based on standards established by the San Francisco Redevelopment Agency.

b/ Rent paying ability taken as 20 percent of gross monthly income.

c/ No separate bedroom required under standards for single persons.

d/ Excluding White, Latin-American White, Negro and oriental. Includes Filipino, Malay, Indians (East and West), etc.

TABLE 1.05.11

RENT PAYING ABILITY OF SINGLE PERSONS BY
APPARENT ELIGIBILITY FOR PUBLIC HOUSING AND BY RACE a/ b/

Gross Monthly Income	Apparently Eligible for Public Housing			Apparently Not Eligible for Public Housing		
	Total	White	Nonwhite	Total	White	Nonwhite
\$ 0 - 49	-	-	-	43	19	24
50 - 99	78	67	11	199	107	92
100 - 149	530	450	80	269	186	83

a/ Rent paying ability taken as 20 percent of gross monthly income.

b/ Apparent eligibility for low rent public housing determined by individual review of interview schedules by the San Francisco Housing Authority.

TABLE 1.05.12

PRESENT BEDROOMS BY NUMBER OF BEDROOMS
REQUIRED - ALL FAMILIES a/

Number of Required Bedrooms	Total	Present Number of Bedrooms				
		<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4 & Over</u>
1	1,346	455	576	221	69	25
2	656	25	176	250	147	58
3	429	4	20	148	143	114
4 & Over	2,485	484	772	619	395	215

a/ Number of bedrooms required based on standards established by the San Francisco Redevelopment Agency.

TABLE 1.05.13

PRESENT BEDROOMS BY NUMBER OF
BEDROOMS REQUIRED - WHITE FAMILIES a/

<u>Number of Bedrooms Required</u>	<u>Total Number of Families</u>	<u>Present Number of Bedrooms</u>				
		<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4 & Over</u>
1	628	248	280	67	33	-
2	85	5	20	29	10	21
3	56	-	-	25	17	14
4 & Over	-	-	-	-	-	-
TOTAL	769	253	300	121	60	35

a/ Number of bedrooms required based on standards established by the San Francisco Redevelopment Agency.

TABLE 1.05.14

PRESENT BEDROOMS BY NUMBER OF
BEDROOMS REQUIRED - NONWHITE FAMILIES a/

<u>Number of Bedrooms Required</u>	<u>Total Number of Families</u>	<u>Present Number of Bedrooms</u>				
		<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4 & Over</u>
1	718	207	296	154	36	25
2	571	20	156	221	137	37
3	373	4	20	123	126	100
4 & Over	54	-	-	-	36	18
TOTAL	1716	231	472	498	335	180

a/ Number of bedrooms required based on standards established by the San Francisco Redevelopment Agency.

TABLE 1.05.15

PRESENT MONTHLY RENT AND PRESENT NUMBER
OF BEDROOMS - ALL FAMILIES a/

<u>Present Monthly Income</u>	<u>Total Number of Families</u>	<u>Present Number of Bedrooms</u>				
		<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>
\$ Under 40	268	73	47	54	67	27
40 - 49	135	59	60	16	-	-
50 - 59	251	93	68	74	16	-
60 - 69	345	108	163	50	18	6
70 - 79	455	90	194	87	84	-
80 - 89	430	40	80	170	107	33
90 - 99	224	21	55	78	38	32
100 - 124	208	-	58	50	37	63
125 - 149	68	-	24	14	-	30
150 and Over	101	-	23	26	28	24
TOTAL	2,485	484	772	619	395	215

a/ Owner-occupants included, with monthly payments taken as rent.

TABLE 1.05.16

PRESENT MONTHLY RENT AND PRESENT NUMBER
OF BEDROOMS - WHITE FAMILIES a/

Present Monthly Rent	Total Number of Families	Present Number of Bedrooms				
		<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>
\$ Under 40	87	24	23	21	19	-
40 - 49	33	18	15	-	-	-
50 - 59	109	50	26	28	5	-
60 - 69	138	62	76	-	-	-
70 - 79	164	57	69	21	17	-
80 - 89	64	21	14	22	7	-
90 - 99	53	21	13	14	5	-
100 - 124	59	-	38	-	7	14
125 - 149	21	-	14	-	-	7
150 and Over	41	-	12	15	-	14
TOTAL	769	253	300	121	60	35

a/ Owner-occupants included, with monthly payments taken as rent.

TABLE 1.05.17

PRESENT MONTHLY RENT AND PRESENT NUMBER
OF BEDROOMS - NONWHITE FAMILIES a/

<u>Present Monthly Rent</u>	<u>Total Number of Families</u>	<u>Present Number of Bedrooms</u>				
		<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>
\$ Under 40	181	49	24	33	48	27
40 - 49	102	41	45	16	-	-
50 - 59	142	43	42	46	11	-
60 - 69	207	46	87	50	18	6
70 - 79	291	33	125	66	67	-
80 - 89	366	19	66	148	100	33
90 - 99	171	-	42	64	33	32
100 - 124	149	-	20	50	30	49
125 - 149	47	-	10	14	-	23
150 and Over	60	-	11	11	28	10
TOTAL	1,716	231	472	498	335	180

a/ Owner-occupants included, with monthly payments taken as rent.

TABLE 1.05.18

PRESENT MONTHLY RENT AND PRESENT NUMBER
OF BEDROOMS - ALL SINGLE PERSONS a/

<u>Present Monthly Rent</u>	<u>Total Number of Single Persons</u>	<u>Present Number of Bedrooms</u>				
		<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>
\$ Under 40	1,300	1,207	79	6	-	8
40 - 49	856	686	152	-	18	-
50 - 59	813	692	101	20	-	-
60 - 69	575	364	203	8	-	-
70 - 79	436	241	154	41	-	-
80 - 89	187	51	100	31	5	-
90 - 99	79	19	46	-	14	-
100 - 124	86	41	5	40	-	-
125 - 149	51	-	35	16	-	-
150 and Over	20	13	7	-	-	-
TOTAL	4,403	3,314	882	162	37	8

a/ Owner-occupants included, with monthly payments taken as rent

TABLE 1.05.19

PRESENT MONTHLY RENT AND PRESENT NUMBER
OF BEDROOMS - WHITE SINGLE PERSONS a/

Present Monthly Rent	Total Number of Single White Persons	Present Number of Bedrooms				
		<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>
\$ Under 40	730	709	13	-	-	-
40 - 49	513	424	71	-	18	-
50 - 59	559	521	31	7	-	-
60 - 69	424	301	123	-	-	-
70 - 79	232	175	37	20	-	-
80 - 89	118	51	41	26	-	-
90 - 99	26	8	18	-	-	-
100 - 124	59	41	-	18	-	-
125 - 149	24	-	8	16	-	-
150 and Over	7	-	7	-	-	-
TOTAL	2,692	2,230	349	87	18	8

a/ Owner-occupants included, with monthly payments taken as rent

TABLE 1.05.20

PRESENT MONTHLY RENT AND PRESENT NUMBER OF
BEDROOMS - NONWHITE SINGLE PERSONS a/

<u>Present Monthly Rent</u>	<u>Total Number of White Single Persons</u>	<u>Present Number of Bedrooms</u>			
		<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>
\$ Under 40	570	498	66	6	-
40 - 49	343	262	81	-	-
50 - 59	254	171	70	13	-
60 - 69	151	63	80	8	-
70 - 79	204	66	117	21	-
80 - 89	69	-	59	5	5
90 - 99	53	11	28	-	14
100 - 124	27	-	5	22	-
125 - 149	27	-	27	-	-
150 and Over	13	13	-	-	-
TOTAL	1,711	1,084	533	75	19

a/ Owner-occupants included, with monthly payments taken as rent

TABLE 1.05.21

TYPES OF DWELLINGS OCCUPIED BY SINGLE PERSONS BY RENT PAYING ABILITY,
RACE, AND REHABILITATION STATUS OF STRUCTURE OCCUPIED a/ b/

Monthly Rent Produced by Income	In Structures to be Demolished				In Structures to be Rehabilitated					
	In Rooming Houses and Hotels		In Family Type Dwellings		In Rooms in Family Type Dwellings c/		In Rooming Houses and Hotels		In Family Type Dwellings	
	White	Nonwhite	White	Nonwhite	White	Nonwhite	White	Nonwhite	White	Nonwhite
\$ Under 40	313	173	156	99	111	77	191	36	297	21
40 - 49	39	107	44	53	15	17	118	24	78	-
50 - 59	65	93	85	84	39	50	29	24	60	11
60 - 69	-	40	36	95	9	42	29	36	43	14
70 - 79	-	-	38	78	32	36	44	12	106	-
80 - 89	26	39	47	53	12	16	44	12	96	6
90 - 99	-	27	15	35	16	10	15	12	18	39
100 - 124	-	27	4	37	15	11	59	12	53	20
125 - 149	13	26	36	-	-	6	73	11	-	-
150 and Over	-	-	20	12	2	4	44	-	18	-
TOTAL	456	532	481	546	251	269	646	179	769	111
									89	74

a/ Rent paying ability taken as 20% of gross monthly income.

b/ This tabulation is based on unadjusted income distributions which differ slightly in detail from final adjusted income tables.

c/ Includes: Roomers with families and single persons occupying shared quarters

TABLE 1.05.22

PERCENTAGE OF SINGLE PERSONS LIVING IN ROOMING HOUSES
AND HOTELS, BY SEX AND RACE

	Percent Living in Units in Rooming Houses and Hotels	Percent Living in All Other Types of Units	Total
All single males	49	51	100
White single males	48	52	100
Nonwhite single males	49	51	100
All single females	29	71	100
White single females	31	69	100
Nonwhite single females	25	75	100

TABLE 1.06

NUMBER OF HOUSEHOLDS WITH SUBTENANTS OR ROOMERS BY TYPE OF
HOUSEHOLD, RACE AND NUMBER OF SUBTENANTS OR ROOMERS

	Number of Subtenants			Number of Roomers		
	<u>1</u>	<u>2</u>	<u>3 & Over</u>	<u>1</u>	<u>2</u>	<u>3 & Over</u>
Families and Single Persons						
White	-	-	-	79	14	13
Nonwhite	27	-	7	69	57	28
TOTAL	27	-	7	148	71	41
Families						
White	-	-	-	28	-	5
Nonwhite	11	-	-	25	13	6
TOTAL	11	-	-	53	13	11
Single Persons						
White	-	-	-	51	14	8
Nonwhite	16	-	7	44	44	22
TOTAL	16	-	7	95	58	30

NUMBER OF FAMILIES AND SINGLE PERSONS, BY RACE, LIVING IN
FURNISHED AND UNFURNISHED DWELLINGS, BY NUMBER OF ROOMS a/

Number of Rooms	Number of Families & Single Persons		Number of Families		Number of Single Persons	
	White	Nonwhite	White	Nonwhite	White	Nonwhite
Furnished Dwellings						
0	105	39	-	-	105	39
1	1,125	774	18	38	1,107	736
2	975	393	211	150	764	243
3	170	199	83	123	87	76
4	17	42	17	23	-	19
5	19	35	19	28	-	7
6	14	20	-	20	14	-
7	-	23	-	23	-	-
8	-	11	-	11	-	-
9	15	-	7	-	8	-
10 or More	-	11	-	11	-	-
TOTAL	2,440	1,547	355	427	2,085	1,120
		3,987		782		3,205
Unfurnished Dwellings						
0	-	-	-	-	-	-
1	131	70	12	5	119	65
2	317	250	36	78	281	172
3	169	381	82	168	87	213
4	162	490	115	415	47	75
5	99	323	65	284	34	39
6	52	175	44	168	8	7
7	19	106	19	99	-	-
8	-	46	-	46	-	-
9	29	15	29	15	-	-
10 or More	-	5	-	5	-	-
TOTAL	978	1,861	402	1,283	576	578
		2,839		1,685		1 154

a/ For forty-four single persons and eighteen families the furnished-unfurnished status is unknown.
75

TABLE 1.08

COOKING FACILITIES OF SINGLE PERSONS BY RACE

<u>Cooking Facilities</u>	<u>Number of Single Persons</u>		
	<u>White</u>	<u>Nonwhite</u>	<u>Total</u>
Not Shared	1,610	636	2,246
Shared	488	644	1,132
None	569	332	901
Not Classified	25	99	124
TOTAL	2,692	1,711	4,403

TABLE 1.09.1

NUMBER OF ROOMS OCCUPIED BY NUMBER IN FAMILY, ALL SINGLE PERSONS AND FAMILIES a/

Number in Family	Number of Rooms Occupied										Total
	0	1	2	3	4	5	6	7	8	9 or More	
1	186	2,030	1,451	459	126	88	29	26	-	8	4,403
2	-	60	368	292	276	98	65	27	7	12	1,205
3	-	13	47	108	109	42	53	18	17	11	418
4	-	-	43	25	78	119	23	25	10	14	337
5	-	-	11	18	71	36	40	51	13	7	247
6	-	-	-	6	25	66	10	12	12	6	137
7	-	-	-	11	16	22	5	11	-	-	65
8	-	-	-	-	6	5	12	-	-	-	23
9	-	-	-	-	6	16	12	5	-	-	39
10 or More	-	-	-	-	-	-	5	-	5	4	14
TOTAL	186	2,103	1,920	919	713	492	254	175	64	62	6,888

a/ Including single persons as families of one.

TABLE 1.09.2

NUMBER OF ROOMS OCCUPIED BY NUMBER IN FAMILY, WHITE SINGLE PERSONS AND FAMILIES a/

Number in Family	Number of Rooms Occupied										Total
	0	1	2	3	4	5	6	7	8	9 or More	
1	122	1,221	1,054	167	47	34	21	18	-	8	2,692
2	-	31	232	151	111	52	38	7	-	-	622
3	-	-	6	12	20	-	-	-	-	-	38
4	-	-	7	-	7	-	5	13	-	14	46
5	-	-	-	6	5	19	-	-	-	7	37
6	-	-	-	-	7	8	-	-	-	-	15
7	-	-	-	5	-	6	-	-	-	-	11
8	-	-	-	-	-	-	-	-	-	-	0
9	-	-	-	-	-	-	-	-	-	-	0
10 or More	-	-	-	-	-	-	-	-	-	-	0
TOTAL	122	1,252	1,299	341	197	119	64	38	0	29	3,461

a/ Including single persons as families of one.

TABLE 1.09.3

NUMBER OF ROOMS OCCUPIED BY NUMBER IN FAMILY, NONWHITE SINGLE PERSONS AND FAMILIES a/

Number in Family	Number of Rooms Occupied										Total
	0	1	2	3	4	5	6	7	8	9 or More	
1	64	809	397	292	79	54	8	8	-	-	1,711
2	-	29	136	141	165	46	27	20	7	12	583
3	-	13	41	96	89	42	53	18	17	11	380
4	-	-	36	25	71	119	18	12	10	-	291
5	-	-	11	12	66	17	40	51	13	-	210
6	-	-	-	6	18	58	10	12	12	6	122
7	-	-	-	6	16	16	5	11	-	-	54
8	-	-	-	-	6	5	12	-	-	-	23
9	-	-	-	-	6	16	12	5	-	-	39
10 or More	-	-	-	-	-	-	5	-	5	4	14
TOTAL	64	851	621	578	516	373	190	137	64	33	3,427

a/ Including single persons as families of one.

TABLE 1.10.1

LENGTH OF RESIDENCE IN PRESENT HOUSE, NEIGHBORHOOD, SAN FRANCISCO AND CALIFORNIA,
ALL FAMILIES AND SINGLE PERSONS BY RACE

<u>Length of Time</u>	<u>This House</u>		<u>This Neighborhood</u>		<u>San Francisco</u>		<u>California</u>	
	<u>White</u>	<u>Nonwhite</u>	<u>White</u>	<u>Nonwhite</u>	<u>White</u>	<u>Nonwhite</u>	<u>White</u>	<u>Total</u>
Under 3 mos.	575	368	418	178	173	79	57	110
3 - 6 mos.	550	456	380	208	241	84	129	170
6 mos. - 1 yr.	287	633	288	339	137	137	126	242
1 yr. - 5 yrs.	1,067	1,287	824	985	620	560	451	899
5 yrs. - 10 yrs.	323	271	421	549	230	606	291	845
Over 10 yrs.	624	412	1,006	1,155	1,928	1,914	2,276	4,444
Unknown	35	-	124	13	132	47	131	178
TOTAL	3,461	3,427	3,461	3,427	3,461	3,427	3,461	6,888

TABLE 1.10.2

LENGTH OF RESIDENCE IN HOUSE, NEIGHBORHOOD,
SAN FRANCISCO, AND CALIFORNIA - FAMILIES ONLY

<u>Length of Time</u>	<u>This House</u>	<u>This Neighborhood</u>	<u>San Francisco</u>	<u>California</u>
Under 3 mos.	272	167	72	34
Over 3 - 6 mos.	331	193	91	56
Over 6 mos. - 1 yr.	349	222	44	32
Over 1 yr. - 5 yrs.	912	701	381	297
Over 5 yrs. - 10 yrs.	178	310	344	334
Over 10 yrs.	436	879	1,530	1,710
Unknown	7	13	23	22
TOTAL	2,485	2,485	2,485	2,485

TABLE 1.10.3

LENGTH OF RESIDENCE IN HOUSE, NEIGHBORHOOD,
SAN FRANCISCO, AND CALIFORNIA - SINGLE PERSONS ONLY

<u>Length of Time</u>	<u>This House</u>	<u>This Neighborhood</u>	<u>San Francisco</u>	<u>California</u>
Under 3 mos.	671	429	180	76
Over 3 - 6 mos.	675	395	234	114
Over 6 mos. - 1 yr.	571	405	230	210
Over 1 yr. - 5 yrs.	1,442	1,108	799	602
Over 5 yrs. - 10 yrs.	416	660	492	511
Over 10 yrs.	600	1,282	2,312	2,734
Unknown	28	124	156	156
TOTAL	4,403	4,403	4,403	4,403

TABLE 1.10.4

LENGTH OF RESIDENCE IN HOUSE, NEIGHBORHOOD,
SAN FRANCISCO, AND CALIFORNIA - WHITE FAMILIES

<u>Length of Time</u>	<u>This House</u>	<u>This Neighborhood</u>	<u>San Francisco</u>	<u>California</u>
Under 3 mos.	112	93	35	7
Over 3 - 6 mos.	108	40	43	28
Over 6 mos. - 1 yr.	99	87	21	14
Over 1 yr. - 5 yrs.	234	199	138	131
Over 5 yrs. - 10 yrs.	39	68	48	42
Over 10 yrs.	170	275	477	541
Unknown	7	7	7	6
TOTAL	769	769	769	769

TABLE 1.10.5

LENGTH OF RESIDENCE IN HOUSE, NEIGHBORHOOD,
SAN FRANCISCO, AND CALIFORNIA - WHITE SINGLE PERSONS

<u>Length of Time</u>	<u>This House</u>	<u>This Neighborhood</u>	<u>San Francisco</u>	<u>California</u>
Under 3 mos.	463	325	138	50
Over 3 - 6 mos.	442	340	198	101
Over 6 mos. - 1 yr..	188	201	116	112
Over 1 yr. - 5 yrs.	833	625	482	320
Over 5 yrs. - 10 yrs.	284	353	182	249
Over 10 yrs.	454	731	1,451	1,735
Unknown	28	117	123	125
TOTAL	2,692	2,692	2,692	2,692

TABLE 1.10.6

LENGTH OF RESIDENCE IN HOUSE, NEIGHBORHOOD,
SAN FRANCISCO, AND CALIFORNIA - NONWHITE FAMILIES

<u>Length of Time</u>	<u>This House</u>	<u>This Neighborhood</u>	<u>San Francisco</u>	<u>California</u>
Under 3 mos.	160	74	37	27
Over 3 - 6 mos.	223	153	48	28
Over 6 mos. - 1 yr.	250	135	23	18
Over 1 yr. - 5 yrs.	678	502	243	166
Over 5 yrs. - 10 yrs.	139	242	296	292
Over 10 yrs.	266	604	1,053	1,169
Unknown	-	6	16	16
TOTAL	1,716	1,716	1,716	1,716

TABLE 1.10.7

LENGTH OF RESIDENCE IN HOUSE, NEIGHBORHOOD,
SAN FRANCISCO, AND CALIFORNIA - NONWHITE SINGLE PERSONS

<u>Length of Time</u>	<u>This House</u>	<u>This Neighborhood</u>	<u>San Francisco</u>	<u>California</u>
Under 3 mos.	208	104	42	26
Over 3 - 6 mos.	233	55	36	13
Over 6 mos. - 1 yr.	383	204	114	98
Over 1 yr. - 5 yrs.	609	483	317	282
Over 5 yrs. - 10 yrs.	132	307	310	262
Over 10 yrs.	146	551	861	999
Unknown	-	7	31	31
TOTAL	1,711	1,711	1,711	1,711

TABLE 1.11.1

ATTITUDE TOWARD PRESENT HOUSING - BY FAMILY STATUS AND RACE

<u>LIKE IT:</u>	<u>Very Well</u>	<u>Somewhat</u>	<u>Not Well</u>	<u>Not At All</u>	<u>No Opinion</u>	<u>Total</u>
All Families and Single Persons						
White	1,931	792	287	195	256	3,461
Nonwhite	1,933	708	357	341	88	3,427
TOTAL	3,864	1,500	644	536	344	6,888
Families Only						
White	453	201	71	44	-	769
Nonwhite	893	317	187	278	41	1,716
TOTAL	1,346	518	258	322	41	2,485
Single Persons Only						
White	1,478	591	216	151	256	2,692
Nonwhite	1,040	391	170	63	47	1,711
TOTAL	2,518	982	386	214	303	4,403

TABLE 1.11.2

ATTITUDE TOWARD PRESENT NEIGHBORHOOD
BY FAMILY STATUS AND RACE

<u>LIKE IT:</u>	<u>Very Well</u>	<u>Somewhat</u>	<u>Not Well</u>	<u>Not At All</u>	<u>No Opinion</u>	<u>Total</u>
All Families and Single Persons						
White	1,427	904	400	468	262	3,461
Nonwhite	1,842	739	401	322	123	3,427
TOTAL	3,269	1,643	801	790	385	6,888
Families Only						
White	335	277	35	122	-	769
Nonwhite	820	406	214	222	54	1,716
TOTAL	1,155	683	249	344	54	2,485
Single Persons Only						
White	1,092	627	365	346	262	2,692
Nonwhite	1,022	333	187	100	69	1,711
TOTAL	2,114	960	552	446	331	4,403

TABLE 1.12.1

FAMILIES BY NUMBERS GAINFULLY EMPLOYED, BY RACE

	<u>Number of Families</u>	<u>Number in Family Gainfully Employed</u>			
		<u>0</u>	<u>1</u>	<u>2</u>	<u>3 or More</u>
White	769	178	394	192	5
Nonwhite	1,716	312	827	475	102
TOTAL	2,485	490	1,221	667	107

TABLE 1.12.2

EMPLOYMENT STATUS OF HEADS OF FAMILIES
AND SINGLE PERSONS, BY RACE

	<u>Employed</u>	<u>Unemployed</u>	<u>Other Categories a/</u>	<u>Total</u>
Heads of Families and Single Persons				
White	1,839	257	1,365	3,461
Nonwhite	2,552	160	715	3,427
TOTAL	4,391	417	2,080	6,888
Heads of Families				
White	489	71	209	769
Nonwhite	1,199	117	400	1,716
TOTAL	1,688	188	609	2,485
Single Persons				
White	1,350	186	1,156	2,692
Nonwhite	1,353	43	315	1,711
TOTAL	2,703	229	1,471	4,403

a/ Includes retired, students, on relief, housewives, disabled, etc.

TABLE 1.12.3

AREA OF EMPLOYMENT OF FAMILY HEADS
AND SINGLE PERSONS, BY RACE

<u>Area of Employment</u>	<u>Employed Heads of Families and Single Persons</u>		
	<u>Total</u>	<u>White</u>	<u>Nonwhite</u>
Downtown	1,306	752	554
Western Addition	671	270	401
South of Market	559	214	345
Peninsula	184	82	102
Potrero-Bernal	181	37	144
Mission	122	61	61
Russian Hill - North Beach	104	61	43
Richmond District	85	53	32
West of Twin Peaks	74	-	74
Marin County	68	13	55
Islais Creek	67	13	54
Hunter's Point	67	20	47
Park Presidio	54	7	47
Bayshore	44	7	37
Buena Vista	39	23	16
East Bay	37	-	37
Sunset	33	7	26
Outer Mission	32	-	32
Marina	24	5	19
Various and Don't Know	640	214	426
TOTAL	4,391	1,839	2,552

TABLE 1.12.4

MEANS OF TRANSPORTATION TO WORK OF EMPLOYEE
HEADS OF FAMILIES AND SINGLE PERSONS

<u>Means of Transportation</u>	<u>Family Heads & Single Persons</u>		<u>Family Heads</u>		<u>Single Persons</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Public Transportation	2,293	53	656	39	1,637	60
Own Car	1,156	26	641	38	515	19
Other	802	18	361	21	441	17
Unknown	140	3	30	2	110	4
TOTAL	4,391	100	1,688	100	2,703	100

TABLE 1.12.5

PERCENTAGE OF CAR OWNERSHIP BY FAMILY STATUS AND RACE

	<u>Percent Owning Own Car</u>
Families	
White	44.4
Nonwhite	47.3
All Families	46.4
Single Persons	
White	24.0
Nonwhite	22.6
All Single Persons	23.4
Families and Single Persons	
White	28.5
Nonwhite	34.9
Total	31.7

TABLE 1.12.6

NUMBER OF FAMILIES AND SINGLE PERSONS WHOSE SOLE OR MAJOR FORM
OF INCOME IS FROM RELIEF PAYMENTS, BY FAMILY STATUS AND RACE

<u>Families</u>	<u>Total</u>	<u>White</u>	<u>Nonwhite</u>
Aid to Needy Children	243	35	208
Other Relief	44	7	37
TOTAL	287	42	245
 <u>Single Persons</u>			
All Forms of Relief	85	66	19
TOTAL	372	108	264

Total number of families and single persons receiving relief: 372.

TABLE 1.13.1

NUMBER OF RETIRED OR DISABLED HEADS OF FAMILIES AND SINGLE PERSONS, BY AGE AND RACE

Age	Heads of Families & Single Persons			Heads of Families			Single Persons		
	White	Nonwhite		White	Nonwhite		White	Nonwhite	
		Nonwhite	Total		Nonwhite	Total		Nonwhite	Total
0 - 19	-	-	-	-	-	-	-	-	-
20 - 39	-	4	4	-	4	4	-	-	-
40 - 59	75	69	144	21	18	39	54	51	105
60 - 61	39	24	63	6	6	12	33	18	51
62 & Over	995	199	1,194	135	85	220	860	114	974
TOTAL	1,109	296	1,405	162	113	275	947	183	1,130

TABLE 1.13.2

VETERAN STATUS OF SINGLE PERSONS
BY GROSS MONTHLY INCOME AND RACE

Gross Monthly Income	Veterans			Non-Veterans		
	Total	White	Nonwhite	Total	White	Nonwhite
\$ 0 - 49	13	-	13	29	18	11
50 - 99	80	49	31	219	137	82
100 - 149	81	61	20	625	500	125
150 - 199	126	69	57	275	196	79
200 - 249	123	72	51	506	272	234
250 - 299	186	94	92	270	167	103
300 - 349	123	49	74	216	71	145
350 - 399	33	17	16	365	244	121
400 - 449	103	61	42	274	172	102
450 - 499	122	32	90	98	35	63
500 - 549	49	29	20	61	49	12
550 - 599	69	45	24	8	-	8
600 - 649	70	-	70	23	23	-
650 and Over	133	117	16	123	113	10
TOTAL	1,311	695	616	3,092	1,997	1,095

TABLE 1.14.1

TENURE STATUS OF FAMILIES AND SINGLE PERSONS TO BE DISPLACED
BY RACE AND REDEVELOPMENT STATUS OF PRESENT RESIDENCE a/

<u>Redevelopment Status</u>	<u>Number of Tenants</u>			<u>Number of Owners</u>		
	<u>Total</u>	<u>White</u>	<u>Nonwhite</u>	<u>Total</u>	<u>White</u>	<u>Nonwhite</u>
Families						
In structure to be demolished	1,609	381	1,228	192	69	123
In structure to be rehabilitated	422	233	189	9	0	9
Single Persons						
In structure to be demolished	2,457	1,139	1,318	78	49	29
In structure to be rehabilitated	1,532	1,216	316	28	18	10

a/ Based on preliminary determinations of redevelopment status of structures
by San Francisco Redevelopment Agency.

TABLE 1.14.2

APPARENT ELIGIBILITY FOR LOW-RENT PUBLIC HOUSING
OF FAMILIES AND SINGLE PERSONS TO BE DISPLACED
BY RACE AND REDEVELOPMENT STATUS OF PRESENT RESIDENCE a/ b/

<u>Redevelopment Status</u>	<u>No. Apparently Eligible</u>			<u>No. Apparently Ineligible</u>		
	<u>Total</u>	<u>White</u>	<u>Nonwhite</u>	<u>Total</u>	<u>White</u>	<u>Nonwhite</u>
Families						
In structure to be demolished	935	205	730	866	245	621
In structure to be rehabilitated	271	108	163	160	125	35
Single Persons						
In structure to be demolished	432	341	91	2,103	847	1,256
In structure to be rehabilitated	359	321	38	1,201	913	288

a/ Apparent eligibility for low-rent public housing determined by individual review of interview schedules by the San Francisco Housing Authority.

b/ Estimates of displacement based on preliminary determinations of redevelopment status of structures by San Francisco Redevelopment Agency.

TABLE 1.14.3

SIZE AND INCOME CHARACTERISTICS OF FAMILIES TO BE DISPLACED a/

WHITE FAMILIES

Monthly Family Income	Total Number Families	F a m i l y S i z e							
		<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>	<u>9 or More</u>
\$ 0 - 49	0	-	-	-	-	-	-	-	-
50 - 99	6	6	-	-	-	-	-	-	-
100 - 149	83	83	-	-	-	-	-	-	-
150 - 199	78	78	-	-	-	-	-	-	-
200 - 249	54	33	14	-	-	-	-	7	-
250 - 299	58	39	7	5	7	-	-	-	-
300 - 349	48	43	-	-	3	-	-	-	-
350 - 399	71	71	-	-	-	-	-	-	-
400 - 449	58	50	-	-	-	8	-	-	-
450 - 499	51	51	-	-	-	-	-	-	-
500 - 549	34	18	-	16	-	-	-	-	-
550 - 599	40	28	5	-	7	-	-	-	-
600 - 649	26	19	-	-	-	7	-	-	-
650 and Over	76	50	7	19	-	-	-	-	-
TOTAL	683	569	33	40	19	15	-	7	-

NONWHITE FAMILIES

		<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>	<u>9 or More</u>
\$ 0 - 49	9	5	-	-	-	-	-	-	4
50 - 99	19	12	7	-	-	-	-	-	-
100 - 149	69	54	10	5	-	-	-	-	-
150 - 199	136	28	63	25	11	5	4	-	-
200 - 249	146	71	20	14	35	-	6	-	-
250 - 299	145	57	14	16	6	30	11	-	11
300 - 349	143	25	41	36	13	16	6	6	-
350 - 399	183	86	27	25	26	7	6	-	6
400 - 449	112	26	10	45	21	4	-	6	-
450 - 499	139	49	32	40	-	6	-	-	12
500 - 549	58	15	12	14	6	11	-	-	-
550 - 599	84	32	11	6	30	-	-	-	5
600 - 649	70	30	29	5	6	-	-	-	-
650 and Over	236	56	46	27	38	38	10	11	10
TOTAL	1,549	546	322	258	192	117	43	23	48

a/ Based on preliminary determinations of redevelopment status of structure and rental distributions after rehabilitation by the San Francisco Re-development Agency.

TABLE 1.14.4

INCOME CHARACTERISTICS OF SINGLE PERSONS
TO BE DISPLACED, BY RACE a/

<u>Gross Monthly Income</u>	<u>All Displaced Single Persons</u>	<u>White</u>	<u>Nonwhite</u>
\$ 0 - 49	42	18	24
50 - 99	299	186	113
100 - 149	706	561	145
150 - 199	401	265	136
200 - 249	629	344	285
250 - 299	456	261	195
300 - 349	339	120	219
350 - 399	398	261	137
400 - 499	377	233	144
450 - 499	220	67	153
500 - 549	28	7	21
550 - 599	32	14	18
600 - 649	64	6	58
650 and Over	104	79	25
TOTAL	4,095	2,422	1,673

a/ Based on preliminary determinations of redevelopment status of structures and rental distributions after rehabilitation of the San Francisco Redevelopment Agency.

APPENDIX II

METHOD OF SELECTING THE SURVEY SAMPLE

1. Requirements of Sampling Procedure

The sampling procedure adopted in the WA-2 Project Area was designed to meet several over-all requirements:

- A. To provide an over-all picture of characteristics of the entire area,
- B. To provide a more precise picture of characteristics in the subareas to be demolished or rehabilitated, and
- C. To allocate the total sample in the most efficient manner to obtain accurate estimates of the information required by the Housing and Home Finance Agency, Urban Renewal Administration, on Form H-6122, Estimated Housing Requirements and Resources for Displaced Families, and similar State of California requirements for single persons.

At the time of starting the survey, the subareas to be demolished or rehabilitated had not yet been designated, so the first sample selection was based on the entire area, with the exception of four structures: the Jack Tar Hotel, a modern luxury hotel, the Broadmoor Hotel, and two new motels, the Oasis and the Safari. These four structures, all located in the eastern end of the Project Area, were excluded from the Survey Area.

Even the most casual inspection of the area shows a wide diversity of types and quality of residential units and very marked geographical grouping along racial and economic lines. Characteristics within an assessor's block may have somewhat the same pattern. However, each of the four sides of a block appeared to be much more uniform. Going around a corner frequently appeared to result in a large change in the characteristics of the population or structures.

As it was necessary to have the sample cover all areas, both to correlate with the information that would later become available regarding areas to be demolished or rehabilitated and because of the geographical grouping of characteristics noted above, the entire area was stratified into block-sides for sampling purposes. The area covered consisted of all or parts of 65 assessor's blocks, but because of internal alleys (considered as separate block-sides) and as some block-sides were devoted entirely to nonresidential use, the actual number of block-side strata in the sampling plan was not exactly four times the number of assessor's blocks, but was 218.

2. Construction of Sampling List

Shortly before the start of the survey, the Sanborn Map Company was engaged in revising their maps of the area. As a special service, they cooperated in the survey by instructing their field workers to mark the number of residential units each structure contained as accurately as possible. In case the structure was a rooming or lodging house, hotel or motel, it was so marked, but no unit count was given.

Because of the different method of marking rooming houses and hotels on the Sanborn maps and because of the expected differences in characteristics of persons residing in such structures as compared to the rest of the population, the entire list of structures was stratified into (a) rooming houses, hotels, etc., RH; and (b) other residential structures, F.

A second source of preliminary information was a list of rooming houses, hotels, etc. (RH) having six or more units, furnished by the San Francisco Department of Public Health. This list not only gave the location of the structure, but also the number of separate residential units in each of the listed structures. Unfortunately, this list was not of as recent compilation as the Sanborn maps, and so the data reported in it, particularly the number of units in each structure, were not considered to be entirely current and reliable. However, for the purposes of the original sampling plan, any structure reported on this list as RH was added to the list of RH obtained from the Sanborn Maps, subject to later field verification. For each RH structure a field check of the actual number of units in the structure was made.

During the field checking of structures and later during the actual interviewing, any structure that was found to have been misclassified, RH as F or F as RH, was deleted from its original listing and re-sampled in its proper category.

3. General Considerations.

The entire sampling design for the Western Addition Area 2 survey area was laid out with the objective of achieving maximum accuracy, i.e., minimum bias, in the final estimates. Experience has repeatedly shown that, unless great care is taken in the sample design and controls, sample surveys in areas of this general type, i.e., those with, among other factors, very heterogeneous populations and low initial response rates are frequently badly biased, regardless of the size of the sample.

Because of the strong emphasis on reduction of bias in the present sample plan, it is believed that the over-all accuracy of the estimates based on a 13+ percent sample are greater than would have been achieved with a much larger sample with lesser concentration on the elimination of bias.

In order to avoid bias in the final estimates, the present design incorporated the following features:

- A. A preliminary stratification of all residential units into two types, F and RH, as described above.
- B. A sampling in every structure designated as RH.
- C. A strong geographical stratification into blocks and block-sides for all F type residential units, with sampling in each block-side.
- D. Preliminary verification of these classifications and descriptions of the actual units to be sampled by specially trained field staff, in order to correct the preliminary sample listing and eliminate any possible bias coming from interviewer selection of units to be sampled.
- E. To reduce the chance of bias arising from a high rate of refusals, several steps were taken, including full coverage of the area with information and publicity and direct contacts with and mailings to property owners and respondents who refused to cooperate by the San Francisco Redevelopment Agency. Refusals to one interviewer were rescheduled with a different interviewer, as described in Appendix III.
- F. An unusually capable staff of interviewers was selected and payment was put on a time basis. Because of the quality of the interviewing staff it is believed that response errors, with consequent loss of accuracy, were minimized.

- G. A program of repeated call-backs on "not-at-homes" plus a final intensive call-back program on a 25 percent subsample of the residue of "not-at-homes" was provided to reduce nonresponse and the chance of bias coming from this source.

In all but one case of nonresponse or refusal after repeated calls, the interviewers were able to obtain basic information regarding family size, race, and other general characteristics from neighbors, apartment house managers, room clerks, and similar sources. This general information, combined with that obtained from the intensive call-back program on the subsample of "not-at-homes", made it possible to adjust the final estimates to take into account the considerable differences in characteristics of this group and so greatly reduce the bias they would have otherwise introduced.

4. Selection of Samples

A. Size of Samples

1.) Rooming houses, hotels, etc. (RH)

A single 10 percent sample was taken of the residential units within RH structures. Every known structure of this type was sampled. Within each structure the units were divided into substrata of 10 units each, in the most natural order available. In each substratum of 10 units, an unrestricted random or probability sample of one unit was selected for interview. If the last substratum had less than 10 units, a random sample of one unit was selected with probability 1/10 (number of units in substratum).

2.) Other Residential Structures (F)

Sampling of other residential structures was accomplished in three stages:

- a.) A first sample of all F units in the area, with nine percent selected at random from each block-side.
- b.) An additional nine percent sample of F units was taken in selected blocks, thus making a total sample of 18 percent in these blocks. The blocks for this second nine percent sample were selected on the following basis:
 - (1) Blocks which showed high variability in incomes or mixed racial composition, based on preliminary tabulation of results of the first nine percent sample or 1960 Census data, were selected for the second sample.
 - (2) Blocks which showed moderate variability in income or racial composition, but which consisted largely of structures to be demolished, were also included in this second sample. Determination of the blocks which consisted largely of structures to be demolished was very preliminary, being based almost entirely upon data from the 1960 Census. a/

a/ Bureau of the Census, U. S. Census of Housing: 1960, City Blocks, San Francisco, California

As income characteristics and race are of fundamental importance in relocation planning, the concentration of the second sample on those blocks where the first sample and 1960 Census data indicated high variability yielded higher precision to the estimates of these characteristics compared to estimates that would have been obtained if this second sample had been distributed over the entire survey area.

- c.) An additional 7½ percent sample of all structures to be demolished that had not been included in the 18 percent sample, described above. This sample was selected after the Planning Division of the San Francisco Redevelopment Agency had made a preliminary structure-by-structure determination of which structures in the survey area were to be demolished and which were to be rehabilitated.

3.) Nonresponse Subsample

A final 25 percent random sample was taken of all residential units selected in the combined samples listed above (1, 2 (a), (b), (c)) which were apparently occupied but at which the interviewers had not been able to obtain a response. This subsample was rescheduled for intensive call-backs.

4.) Total Sample

The combined result of these various sampling stages resulted in the following over-all designed sampling densities:

- a.) RH - 10 percent
- b.) F - rehabilitation, low variability in income and race, 9 percent.
- c.) F - rehabilitation, high variability in income and race, 18 percent.
- d.) F - demolition, low variability in income and race, 16½ percent.
- e.) F - demolition, high variability in income and race, 18 percent.

There were 776 completed interviews, or 11½ percent of the estimated total of 6,888 relocation groups in the area. On an additional 98 scheduled interviews where there was no response and 30 scheduled interviews which resulted in refusals, partial information was obtained. Vacant but available residential units were found in 69 additional cases.

There were 354 completed interviews on families, or 14½ percent of the estimated total of 2,485 families, and 422 completed interviews, or over 9½ percent of the estimated total of 4,403 single persons.

Including the nonresponse and refusals, the over-all sampling density was 13.1 percent; being 15 percent for families and 12 percent for single persons.

B. Selection of Sample Units

For structures in the F category, the total number of residential units on each block-side, as shown on the revised Sanborn maps, was first obtained. An unrestricted random or probability sample of nine percent on each block-side was made and a list of the structures to be sampled and the number to be sampled in each structure was compiled to meet the requirements of first stage sampling. This list was given to specially trained members of the survey staff who made a field inspection of each structure so selected, made an independent determination of the number of units in each of these structures, and selected by random procedures the particular unit(s) in multiple dwellings to be included in the sample.

Interviewers were then furnished with survey schedules which designated both the structure and the unit(s) in the structure that were in the sample. No part of the sample selection was left to the interviewers. Interviewers were required to obtain information regarding inhabited backyard structures that might have been missed or mislabeled on the Sanborn maps.

The determination and designation of units to be sampled made by the staff workers were considered as final. If the interviewer found that a designated unit actually had been further subdivided internally, he was required to interview all of these subunits.

The above procedures constituted the first stage of the total sampling plan. They furnished a corrected classification (RH or F) for the designations shown on the Sanborn maps, corrected unit counts on each sampled unit, a random sample of 10 percent of units in each known RH structure, and a nine percent random sample of the F units on each block-side.

For the second 9 percent sample of F units, a gross designation of sub-standard areas by blocks was available, and this sample was selected by random procedures to bring the total sample on the block up to 18 percent, with duplications eliminated. Other procedures were as in the first sample.

For the final sample of F units to be demolished in blocks that had previously been sampled only at a 9 percent density, a random selection of a sufficient number of such units in each block was made (again eliminating duplications) to bring the final density up to 16½ percent. Other procedures were as in the first sample.

5. Adjustment of Estimates

A. Number of Residential Units in Structure

The Sanborn maps^{a/} gave a preliminary count of the number of units in F type structures. These maps, combined with the listing of the San Francisco Department of Public Health, gave a list of RH structures. All known (or suspected) RH structures were field checked and a count of units in each structure was made.

^{a/} Sanborn Map Company, Pelham, N. Y., Insurance Maps of San Francisco, Volumes Three and Four, updated to September 1961

During the process of field checking and interviewing at structures originally designated as F types from the maps, a few misclassifications were discovered. On the basis of an analysis of the original size (number of units per structure) of F structures that were not sampled, compared to those that were, and the number of RH units in them, an estimate of 57 additional RH units in unsampled structures was made.

A record of the actual number of available residential units in each sampled structure (occupied, or vacant but available for occupancy) was kept and compared to the original Sanborn map listing. The number of units in unsampled structures as shown on the Sanborn maps was adjusted to correspond to the differences found between the map count and the actual field count for sampled structures. As all large structures were sampled or field checked, the major part of the adjustment of unit counts from the original map counts was from actual field corrections, and only a small part of the adjustments was based on estimates of the corrections needed to the original map counts of unsampled structures.

The largest single factor in the adjustment of residential unit counts was the elimination of units that were vacant but not available for occupancy. Such units included former residential buildings that were being remodeled at the time of the survey, former residential units that had been converted to nonresidential use (storage, etc.) buildings that were entirely vacant because of code violations, etc.

B. Characteristics of Nonresponse and Refusals

A separate analysis of the characteristics of the nonresponse and refusal group was made and compared to the characteristics of the balance of the sample. On the basis of this analysis, appropriate adjustments were made to the estimates based only on completed interviews to obtain the final estimates. The analysis of the nonresponse and refusal group, based on the interviews obtained on the 25 percent subsample of this group and the less detailed information obtained from neighbors, managers, etc. showed that it differed significantly from the rest of the sample in several characteristics, but not in others, except to the extent that they were correlated with the characteristics for which the difference was found. The major difference found, as might be expected, was that the nonresponse group had a relatively higher proportion of white single persons. Racial composition differed somewhat from the rest of the population, and there were also some racial differences associated with redevelopment status. The following table compares the distribution of the nonresponse - refusal group to the entire population.

Percentage Distribution of Total Population
and Nonresponse - Refusal Group by Race,
Family Status, and Redevelopment Status

	Total Population (Percentages)		Nonresponse And Refusals (Percentages)	
	<u>White</u>	<u>Nonwhite</u>	<u>White</u>	<u>Nonwhite</u>
Families Demolition	6.5	19.6	3.80	6.41
Families Rehabilitation	4.6	5.3	3.01	0
Single Persons Demolition	17.3	19.6	20.03	24.70
Single Persons Rehabilitation	21.8	5.3	38.49	3.56

The income of the single person whites was higher, largely because the nonresponse group of single whites did not include so many retired persons with low incomes. Other characteristics did not differ significantly from those of similar persons in the rest of the sample.

Generally speaking, enough information was obtained on this group, and it was sufficiently small, being 14 percent of the total sample, that it is believed the bias in the final estimates from this source is negligible. Information obtained in a number of individual cases also made it clear that no practical method could reduce the size of the nonresponse group to zero; e.g., a construction worker out of the state on a job for several months, but keeping his residence, a merchant seaman at sea, a traveling salesman who was in San Francisco only a few days at a time and then on the road for several weeks, a student on a vacation in Europe, an apartment house owner who kept an apartment for his own occasional use when in San Francisco but who was away the majority of the time, etc.

6. Accuracy of Estimates

In a survey covering family relationships, tenancy status, and income, among other factors, a certain amount of decision as to classification will always rest on the judgment and skill of the individual interviewers. Cross-interviewing and supervisory field checking, plus special checking of all interview schedules that on editing disclosed apparent internal inconsistencies, either by supervisory re-interview or by obtaining a satisfactory explanation from the interviewer, showed a very close correspondence between the interviewers and demonstrated that, individually, and as a group they adhered very well to the definitions and requirements set forth in their instructions. In a few cases, supervisory recheck led to a change in family composition or in some part of the family income structure, but these changes were within the reasonable limits of discretionary judgment and no consistent bias was found. When apparent differences between interviewers were checked, they were found to correspond to the fact that no two interviewers were covering similar groups and that the differences were due to real differences between the groups being interviewed. Such interviewer bias as there is, if any, appears to be uniform to all the interviewers.

De-briefing of the interviewers leads to the conclusion that response bias occurred in the reporting of income from illegal sources and in the reporting of supplementary income by those receiving relief; both tended to be under-reported. The greatest response difficulty appeared to be on exact incomes of the higher income group, but as for all tabulations the highest interval given is "\$650 per month and over", this difficulty was largely side-stepped.

The interviewing was all accomplished in the winter months of 1961-62, and so for some characteristics may not be typical of the entire year. A check for a possible difference here was made on income, with "income last month" being cross-tabulated against "usual monthly income", but no marked difference was found.

The general procedure, with no sampling selection left to the discretion of the interviewers and with interviewers on a time rather than a piece basis, obviated several possible sources of bias. The relatively low nonresponse and refusal rates, together with the adjustments made to cover this source of bias have been previously discussed.

7. Precision of the Estimates

Because of the very marked division of the population in family, racial, housing, income, and other characteristics, a division that was mirrored in the sampling plan by the division of structures into RH and F types, by the block-side and block stratification of the sample, and by the more intensive sampling in areas of higher variation in income and race, the over-all precision of the estimates is certainly considerably higher than would have been obtained by an unstratified sample of the same total size. However, just because of the multiple weighting being used to obtain this higher precision and the inclusion of the differentially weighted 'non-response and refusal' group to reduce bias, it becomes quite complex to give accurate estimates of the precision obtained. Also, because of the stratification and different weighting, the precision of the estimates will vary from group to group within the various tables, depending on whether they are reporting on all "relocation groups" (families plus single persons), single persons only, families only, total individuals, or some other breakdown.

A rough guide to the precision of the results is given by the following table of approximate probable errors (estimated percentage plus and minus one probable error will include the true percentage about 50 percent of the time).

Proportion in population of characteristics reported	Approximate Probable Errors of Percentages		
	Over-all <u>(6,888 relocation groups)</u>	Families <u>only</u>	Single Persons <u>Only</u>
50%	1.1%	1.6%	1.4%
25% or 75%	1.0%	1.4%	1.2%
10% or 90%	0.7%	0.8%	0.8%

APPENDIX III

METHOD OF CONDUCTING THE SURVEY

1. Drafting of Survey Schedule

The content of the survey schedule was determined in its main outlines by the information needed to meet Federal and State requirements for reports from the San Francisco Redevelopment Agency. Income, race, family size, tenure, and eligibility for low-rent public housing were the key questions on which data were necessary.

Additional questions relating to immediate or future plans to be made by the Redevelopment Agency were included, e.g., means of transportation to work, area of work, car ownership, customary shopping areas.

Quality of housing was not measured, as the survey area had already been designated for redevelopment and decisions concerning structures to be demolished or rehabilitated were to be made on the basis of other surveys conducted by the Planning Division of the Redevelopment Agency. Those questions relating to the character of housing which were included were for the purpose of providing data of use in relocation planning for residents. They included type of unit, number of rooms, number of bedrooms, questions relating to cooking facilities. Veteran and citizenship status were required to determine eligibility for low-rent public housing. There were questions concerning occupational status, as have been described in the text of the report, to provide relevant data concerning residents and to serve as a check on the income question. The method of obtaining gross monthly income has also been described above in the text.

As the sampling method used required interviewing all those found in a sample unit, information concerning subtenants and roomers was obtained early in the interview. Later questions relating to number of rooms rented to roomers and rent paid by roomers and subtenants served as a check on the number of persons occupying the unit and also provided information necessary to obtain accurate income data. A number of questions, including those relating to length of residence in house, neighborhood, San Francisco, and California were included for their intrinsic interest as well as for the purpose of obtaining useful data for planning purposes.

It was decided to place the greatest emphasis on the choice of skilled and experienced interviewers and to allow them a fair amount of leeway in wording questions. A prerequisite for this procedure was careful training in the use of exact definitions, rather than an attempt to provide rigid interviewer responses for every anticipated situation.

Since the survey was conducted in a situation where residents were expected to be, and in fact were, apprehensive regarding moving, it was felt that the combination of skilled interviewers and a schedule which would not appear intimidating was highly desirable. A compact interviewing schedule, largely precoded, with questions indicated in skeleton form was used. Names of respondents were not asked or recorded.

Identical schedule forms were used for both single persons and families, again based on interviewer training distinguishing in the use of the schedule with the two types of respondents.

2. Selection of Interviewers

It was determined to use, in the main, part-time interviewers. This was done for two reasons - first, because of the large anticipated number of employed single persons and two-person family residents who would be found at home only in the evenings or on Saturdays; and second, because of the necessity for obtaining professionally qualified interviewing personnel not available for short-term employment on a full-time basis.

The survey was planned to take place over a 10 to 12 week period running from December 1961 into February 1962, and it was estimated that a dozen interviewers were needed. Applications for interviewing positions were received through referrals from the Redevelopment Agency, social welfare and community organizations in San Francisco, and the Survey Research Center at the University of California in Berkeley, among others. Interviewers finally selected included California State Department of Employment supervisors, an ordained minister familiar with the Japanese community who was working part-time at a local YMCA, a supervisor from a local family casework agency, two social workers with work experience in the Western Addition, another social worker who had been a supervisor in the 1960 Census, a public health nurse, and a young man who was subsequently hired as assistant city manager by a nearby municipality. All had college or university degrees.

The above details concerning interviewers employed are given because it is believed that the caliber of the interviewing staff was reflected in a low refusal and nonresponse rate in the survey.

3. Field Pretest of Interviewing Schedule and Written Instructions for Interviewers

A field pretest of the interviewing schedule was conducted by the supervisor and four of the interviewers selected for employment. The interviewers received training in the use of a preliminary draft of written instructions. Following the pretest, the schedule was somewhat revised, as were the written instructions.

4. Interviewer Training

Interviewers were trained in the use of the schedule in five evening sessions of two to three hours each. Further revision of the instructions was made as a result of discussion during the training period.

The training period included, in addition to section by section study and practice in the use of the schedule and instructions, briefing by Redevelopment Agency officials on over-all policy objectives in the area.

Interviewing was preceded by distribution of a pamphlet to all residents of the survey area, outlining Redevelopment Agency policy. Interviewers were assigned initially on an area basis covering the entire survey area.

5. Supervision and Interviewing Procedure

Frequent supervisory conferences were held with interviewers throughout the period during which the survey was conducted. They were not scheduled meetings but fitted to the needs of the interviewer and the situation.

Periodic supervisory checks in the field were made on interviews completed and vacancies reported. Cross assignment of interviewers was made in some instances.

A program of repeated call-backs on "not-at-homes" was provided in the survey procedure with a minimum of four scheduled different categories - weekday daytime, weekday early evening, weekday late evening, and Saturday daytime. After an initial series of first calls, time of calls made and interviews obtained were tabulated, and interviewers were instructed as to optimum times for subsequent first calls. Special aids, including the leaving of postcards requesting interviewing appointments or indicating the usual time when respondent would be at home and the securing of information from neighbors, were provided for in the survey plan to reduce the nonresponse to a minimum. Some 24 postcards returned resulted in completed interviews.

As described in Appendix 2, a subsample was taken of the "not-at-homes" where no response was obtained after four calls and an intensive series of call-backs made.

Initial refusal of an interview was not considered to be final. Reassignments made to selected interviewers resulted in completed interviews in 20 percent of the cases in which there had at first been a refusal. In some instances refusals resulted more from opposition by owners or rooming house or apartment managers than from lack of cooperation by respondents. In these cases, direct contacts and mailings by the San Francisco Redevelopment Agency were often instrumental in creating a situation in which interviewing was possible. (See Appendix II for information recorded by interviewers on "refusal" and "nonresponse" schedules).

6. Editing of Schedules

Income: A table of estimated gross wages from ranges of take-home pay, by number of dependents, was used to restore deductions for withholding tax, social security, and other items. Income for all family members was totaled to give gross monthly family income.

Rent: Contract rent was obtained in interviewing and respondents were queried regarding inclusion of utilities in rent payments. Where utilities were not included, they were estimated on the basis of payments made by a subsample of units from the survey sample, as obtained from Pacific Gas and Electric Company, together with data giving number of persons and number of rooms for each unit, and added to give gross monthly rent. The San Francisco Water Department reported that water was included in the rent in almost 100 percent of all cases in the Western Addition Area, so water charges were added only for owners. An increment for garbage was added, based on scavenger schedules.

Bedrooms required: Calculated on the basis of occupancy standards provided by the San Francisco Redevelopment Agency.

Eligibility for Low-rent Public Housing: Representatives of the San Francisco Housing Authority familiar with eligibility standards marked each schedule eligible or ineligible, based on income and other pertinent data.

Preliminary Redevelopment Status: Preliminary estimates of blocks or portions of blocks to be demolished or rehabilitated were provided on Sanborn maps by the Planning Division of the San Francisco Redevelopment Agency. The address for each survey schedule was checked with these maps to determine the status of the structure in which the sample unit was located, and each schedule was coded for preliminary redevelopment status.

7. Definitions (Summarized from Interviewer Instructions)

Appropriate respondent for family interviews: Head of family or another responsible adult member of family.

Ethnic origin: Determined in all cases by interviewer.

Family: See footnote, page 8, text of report.

Head of family: Person who is regarded as head by other members.

Minor child: One who had not had 18th birthday at time of interview.

Single Person: Any individual 18 years of age or over at time of interview who is not part of a family, as defined.

Primary tenant: A family or single person renting from a landlord.

Subtenant: A family renting from a primary tenant and living in same sample unit.

Roomer: A single person renting from a primary tenant and living in same sample unit.

(Tenant designation used whether or not cash rent is paid)

Shared quarters: A living arrangement in which the liability or responsibility for paying rent to a nonresident landlord is divided among the single person or family occupants.

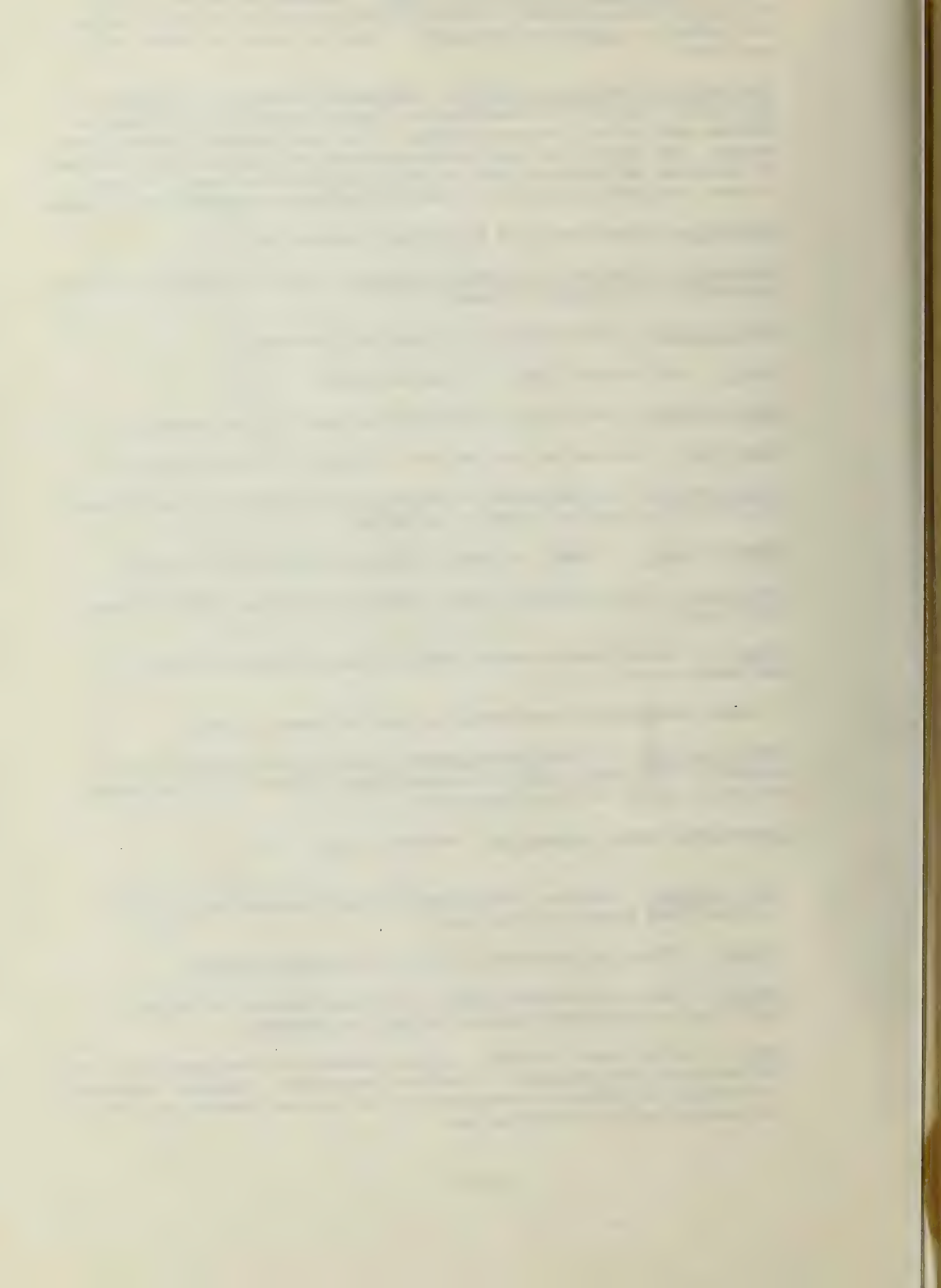
Occupational status categories: See text, pages 22-25.

Self-employed: Employed (as defined) in own business during last calendar week preceding interview.

Student: Principally engaged in study or attending school.

Retired: Receiving Federal, State or private pension, or having ended regular employment because of age, or disabled.

Other: Did not work last week, but not actively seeking employment and not available for employment. Includes housewives, preschool children, individuals on strike, on temporary lay-off but not seeking employment, on vacation and not receiving pay.



SF
R35
#82

DOCUMENTS DEPT.
SAN FRANCISCO
PUBLIC LIBRARY

Redevelopment Plan
for the Western Addition
Approved Redevelopment
Project Area A-2

SAN FRANCISCO REDEVELOPMENT AGENCY

REDEVELOPMENT PLAN FOR THE
WESTERN ADDITION APPROVED REDEVELOPMENT PROJECT
AREA A-2

APPROVED JULY 21, 1964 BY RESOLUTION NO. 51-64 OF
THE SAN FRANCISCO REDEVELOPMENT AGENCY

The preparation of this plan was financed
in part through a Federal advance
from the Urban Renewal Administration of
the Housing and Home Finance Agency
under the provisions of
Title I of the Housing Act of 1949 as amended

REDEVELOPMENT PLAN
for the
WESTERN ADDITION APPROVED
REDEVELOPMENT PROJECT
AREA A-2

CONTENTS

<u>PART ONE</u>	<u>PAGE</u>
I Description of Project	1
A. Project Description and Boundaries	1
B. Existing Conditions	3
C. Summary of Proposed Actions	3
II Project Plan	4
A. Purposes of the Plan	4
B. Land Use Plan	4
C. Land Use Provisions and Development Standards	5
Standards for Development	Between 5 and 6
D. Variances	10
E. Alternate Land Uses	10
III Project Plan Proposals	10
A. Owner Participation	10
B. Land Acquisition	11
C. Property Management	11
D. Relocation	11
E. Land Disposition	11
F. Redeveloper's Obligations	12
IV Other Plan Provisions	13
A. Moderate Income and Senior Citizen Housing	13
B. Public Housing	13
C. Rehabilitation	13
D. Financial Plan	14
E. Actions by the City	22
F. Payment for Property Condemned	22
G. Enforcement of the Plan	22
H. Duration of the Plan	23
I. Severability	23
J. Procedure for Amendment	23

PART TWO

Map I	--	Land Use Map
Map II	--	Property Retention; Rehabilitation and Acquisition Map

REDEVELOPMENT PLAN
for the
WESTERN ADDITION APPROVED REDEVELOPMENT
PROJECT AREA A-2

The Redevelopment Plan (hereinafter called the "Plan") for the Western Addition Approved Redevelopment Project Area A-2 (hereinafter called the "Project") consists of two parts:

Part One is composed of the following text

Part Two consists of Map I, Land Use Map, and Map II,
Property Retention, Rehabilitation and Acquisition Map

PART ONE

The Plan was prepared in accordance with the California Community Redevelopment Law. The Plan conforms to the Master Plan of the City and County of San Francisco insofar as said Master Plan applies to the Project. The Redevelopment Agency of the City and County of San Francisco (hereinafter called the "Agency") consulted with the City Planning and other departments and offices of the City and County of San Francisco in formulating the Plan.

I DESCRIPTION OF PROJECT

A. Project Description and Boundaries

The Project comprises a portion of the Western Addition Redevelopment Area, which in Ordinance No. 5082 (Series of 1939) adopted by the Board of Supervisors of the City and County of San Francisco on August 2, 1948, and as amended in Ordinance No. 7056 (Series of 1939) adopted by the said Board of Supervisors on September 22, 1952, and by Ordinance No. 591-58 adopted by the said Board of Supervisors on November 3, 1958, and by Ordinance No. 76-64 adopted by said Board of Supervisors on March 9, 1964, was designated and described as a blighted area, the redevelopment of which is necessary to effectuate the public purposes as set forth in the California Community Redevelopment Law. Said Project is delineated in Part I and is more particularly described as follows:

COMMENCING at the intersection of the northerly line of Bush Street with the easterly line of Van Ness Avenue; thence southerly along said easterly line to the southerly line of McAllister Street extended, as the same line exists west of Van Ness Avenue; thence westerly along last said southerly line and its extension to the easterly line of Franklin Street; thence southerly along last said easterly line to the southerly line of Grove Street; thence westerly along last said southerly line to the westerly line of Gough Street; thence northerly along last said westerly line to the southerly line of Fulton Street; thence

westerly along last said southerly line to the easterly line of Laguna Street; thence southerly along last said easterly line to the southerly line of Ivy Street; thence westerly along last said southerly line to the westerly line of Buchanan Street; thence northerly along last said westerly line to the southerly line of Grove Street; thence westerly along last said southerly line to the westerly line of Webster Street; thence northerly along last said westerly line to the southerly line of Fulton Street; thence westerly along last said southerly line to the westerly line of Steiner Street; thence northerly along last said westerly line to the southerly line of Golden Gate Avenue; thence westerly along last said southerly line to the westerly line of Pierce Street; thence northerly along last said westerly line to the southerly line of Eddy Street; thence westerly along last said southerly line to a point on the southerly line of Eddy Street, said point being 87.50 feet easterly of the intersection of the southerly line of Eddy Street and the easterly line of Divisadero Street; thence southerly 137.50 feet along the easterly line of Lot 19 of Assessor's Block 1128 to a point on the northerly line of Lot 16 of Assessor's Block 1128; thence easterly along said northerly line of said Lot 16, 18.50 feet to the easterly line of said Lot 16; thence southerly along said easterly line of said Lot 16, 27.50 feet to a point on the northerly line of Lot 15 of Assessor's Block 1128; thence easterly along said northerly line of said Lot 15, 0.167 feet to the easterly line of said Lot 15; thence southerly along last said easterly line 110.00 feet to a point on the northerly line of Turk Street, said point being the southeasterly corner of said Lot 15; thence continuing on a prolongation of the easterly line of said Lot 15 to the southerly line of Turk Street; thence westerly along last said southerly line to the westerly line of St. Joseph's Avenue extended; thence northerly along last said westerly line and its extension to the westerly extension of the center line of O'Farrell Street as the same exists easterly of Broderick Street; thence easterly along last said center line to the center line of Pierce Street; thence southerly along the last said center line to the center line of Ellis Street; thence easterly along the last said center line to the center line of Steiner Street; thence northerly along the last said center line to a point on a line parallel with and perpendicularly distant 120 feet northerly from the northerly line of O'Farrell Street; thence at right angles easterly along said parallel line 171.875 feet; thence at right angles northerly 17.50 feet; thence at right angles easterly 137.50 feet; thence at right angles northerly 6 feet; thence at right angles easterly 137.50 feet to a point on the westerly line of Fillmore Street distant thereon 131.50 feet southerly from the southerly line of Geary Street; thence running to a point on the easterly line of Fillmore Street, said point being 137.50 feet southerly from the southerly line of Geary Street; thence easterly parallel to said line of Geary Street to the center line of Webster Street; thence southerly along the last said center line to the center line of O'Farrell Street; thence easterly along the last said center line to the center line of Hollis Street; thence southerly along the last said center line to the southerly line of Ellis Street; thence easterly along the last said southerly line to a point on a line drawn southerly, parallel with and perpendicularly distant 156.25 feet westerly from the westerly line of Buchanan Street and its northerly production; thence southerly along said parallel line 137.50 feet; thence at right angles easterly along the westerly production and along the center line of Willow Street 190.625 feet to the point of intersection of the center line of Willow Street and the northerly production of the easterly line of Buchanan Street; thence southerly along last said easterly line to the northerly line of Turk Street; thence

easterly along last said northerly line to the easterly line of Laguna Street; thence southerly along last said easterly line to the northerly line of Golden Gate Avenue; thence easterly along last said northerly line to the westerly line of Gough Street; thence northerly along last said westerly line to the center line of Eddy Street; thence easterly along last said center line to the center line of Gough Street; thence northerly along the last said center line to the center line of Willow Street; thence easterly along the last said center line 98.975 feet; thence at right angles northerly to the center line of Ellis Street; thence easterly along the last said center line to the center line of Franklin Street; thence northerly along the last said center line to the center line of Post Street; thence westerly along the last said center line to the westerly line of Steiner Street; thence northerly along the last said westerly line to the northerly line of Bush Street; thence easterly along the last said northerly line to the point of commencement.

B. Existing Conditions

The Project is now a predominantly residential area characterized by conditions of blight which include residential buildings unfit and unsafe for occupancy; mixed and shifting uses; overcrowded dwelling units; inadequate provision for ventilation, light, sanitation and open spaces; obsolete platting; economic dislocation; and depressed property values. These conditions contribute substantially and increasingly to the problems of, and necessitate disproportionate expenditures for preservation of public health and safety, adequate police protection, crime prevention, correction, prosecution and punishment, treatment of juvenile delinquency, fire and accident prevention, and other public services and facilities.

C. Summary of Proposed Actions

The Agency in accordance with and pursuant to applicable Federal, State and local laws will remedy, or cause to be remedied, conditions causing blight presently existing in the Project by:

1. Rehabilitation, alteration, modernization, general improvement or any combination thereof (hereinafter called Rehabilitation) of certain existing structures;
2. Acquisition of real property by purchase, gift, devise, exchange, condemnation or any other lawful means;
3. Relocation of the occupants presently residing in structures which are acquired; or as necessary, in structures subject to rehabilitation;
4. Demolition, removal or clearance of certain existing buildings and structures on land acquired by the Agency;
5. Arrangement with proper authorities for the vacation and realignment of certain streets, utilities, and other rights-of-way;

6. Reservation of certain areas for public streets, rights-of-way and other public purposes;
7. Installation and relocation of necessary site improvements, utilities, and facilities;
8. Formulation and administration of rules and regulations for owner participation;
9. Formulation and administration of rules governing reasonable preference to persons who are engaged in business in the project area to re-enter in business within the redeveloped area;
10. Sale or lease of all land acquired by the Agency for reuse in accordance with the Plan and such additional conditions as may be imposed by the Agency in any manner authorized by law in order to carry out the purposes of redevelopment.

II PROJECT PLAN

A. Purposes of the Plan

The purposes of the actions proposed by the Plan are to:

1. Provide the framework within which restoration of the economic and social health of the Project Area and its environs will be accomplished by private actions.
2. Guide and stimulate the development of sound and attractive residences available to persons of varied incomes and ages, with emphasis on the provision of moderate-priced private housing for families of moderate income and for the elderly.
3. Guide development toward the production of a satisfying and urbane living and working environment preserving and enhancing the unique social, cultural and esthetic qualities of the City.
4. Stimulate and attract private investment to improve the City's economic health and expand the tax base.

B. Land Use Plan

The Project shall be redeveloped predominantly in residential uses of medium and high densities in accordance with the Master Plan of the City and County of San Francisco. Certain areas within the Project will be used for commercial, residential with commercial, institutional and public purposes.

If fully developed according to the standards of the Plan the total medium density use will result in a range of 4500 to 5000 private dwelling units at an approximate density of one hundred forty (140) persons per net acre and the total high density use will result in a range of 1300 to 1500 private

dwelling units at an approximate density of two hundred (200) persons per net acre. These in addition to the present 208 public housing units which will remain will result in a range of 5800 to 6500 dwellings including existing and new units.

The redevelopment of Project land shall be limited to those uses and in those areas indicated on the Land Use Map and the Property Retention, Rehabilitation and Acquisition Map and, unless designated for public uses, development in the Project shall be subject to the provisions and minimum standards hereinafter set forth in Paragraph C of this Section II, "Land Use Provisions and Standards for Development". Public rights-of-way, easement lines, and land use district boundaries shall be generally as indicated on said maps and are subject to minor adjustments at the time of detailed engineering studies.

C. Land Use Provisions and Development Standards

To achieve the purposes of the Plan, the Agency shall review and approve the specific plans, including landscaping plans and sign plans, for all development.

Proposed designs will be evaluated as to the manner in which they achieve the objectives of the Plan and a distinguished architectural expression.

In the disposition of land the Agency may establish detailed design criteria for specific parcels to insure an attractive and harmonious urban design and may implement these criteria with appropriate provisions in the disposition documents.

In order to achieve the purposes of the Plan the development and use of land within the Project shall be in accordance with land use provisions and standards set forth in this Paragraph C. The standards for development applicable to the use-districts shown on the Land Use Map are as shown on the table, STANDARDS FOR DEVELOPMENT, following this page.

1. Type, Size, Height, Number, and Use of Buildings

Application of land use and other development regulations contained herein, (including the table STANDARDS FOR DEVELOPMENT) pertinent State and local codes and ordinances, and the number and size of land parcels will determine the type, size, height, number and use of buildings in the area.

2. Light, Air, and Privacy

Space shall be maintained between separate buildings to provide adequate light, air, and privacy.

3. Open Space

The minimum amount of open space in areas to be developed for private use shall be determined by the application of development standards. Application of

STANDARDS FOR DEVELOPMENT			REDEVELOPMENT PLAN FOR THE WESTERN ADDITION APPROVED REDEVELOPMENT PROJECT AREA A-2		
USE DISTRICTS	INTENT	PERMITTED USES 1/2/3/4/5/6/	PERMITTED DENSITY OF DEVELOPMENT	OPEN SPACE REQUIREMENTS	
RM RESIDENTIAL MEDIUM- DENSITY	Provide for medium-density residential development and supporting facilities.	Residential development, including auxiliary facilities. Churches, schools, cultural institutions, private clubs or lodges, and convalescent hospitals. Other uses which are similar or related, including intermixtures of permitted uses on a single parcel.	For parcels of 9,000 sq. ft. or more. Not less than 200 sq. ft. of lot area for each Agency Room. 6/ For parcels of less than 9,000 sq. ft. 2,500 sq. ft. of lot area for 1st dwelling unit 1,000 sq. ft. of lot area for 2nd dwelling unit 600 sq. ft. of lot area for 3rd dwelling unit 700 sq. ft. of lot area for 4th dwelling unit plus, for each subsequent dwelling unit, not less than 200 sq. ft. of lot area for each Agency Room. 5/	Buildings shall be grouped to provide protected open space for recreational purposes and to provide safe and convenient pedestrian routes. In addition, each dwelling unit shall be provided with level usable open space (not accessible to motor vehicles) in the amount of 100 square feet for the first Agency Room 6/ in each unit plus 35 square feet for each additional Agency Room 6/. The minimum dimension of usable space is 6 feet.	
RH RESIDENTIAL HIGH- DENSITY	Provide for high-density residential development and supporting facilities.	Residential development, including auxiliary facilities. Churches, schools, cultural institutions, hospitals, convalescent hospitals, residence clubs, and private clubs or lodges. Other uses which are similar or related, including intermixtures of permitted uses on a single parcel.	For parcels of 9,000 sq. ft. or more. Not less than 150 sq. ft. of lot area for each Agency Room. 6/ For parcels of less than 9,000 sq. ft. 2,500 sq. ft. of lot area for 1st dwelling unit 1,000 sq. ft. of lot area for 2nd dwelling unit 600 sq. ft. of lot area for 3rd dwelling unit 400 sq. ft. of lot area for 4th dwelling unit plus, for each subsequent dwelling unit, not less than 150 sq. ft. of lot area for each Agency Room. 5/	Buildings shall be grouped to provide protected open space for recreational purposes and to provide safe and convenient pedestrian routes. In addition, each dwelling unit shall be provided with level usable open space (not accessible to motor vehicles) in the amount of 80 square feet for the first Agency Room 5/ in each unit plus 20 square feet for each additional Agency Room 5/. The minimum dimension of usable space is 6 feet.	
RN RESIDENTIAL AND NEIGHBORHOOD COMMERCIAL	Provide for specialized neighborhood centers basically residential but permitting (1) small convenience and service establishments, (2) specialized retail-industrial establishments related to the cultural condition or tradition of the neighborhood.	Residential development, including auxiliary facilities. Churches, schools, cultural institutions, convalescent hospitals, and private clubs or lodges. Shopping and service establishments to meet the needs of persons residing or working in the neighborhood area. Specialized uses relating to the cultural tradition of the neighborhood. Other uses which are similar or related, including intermixtures of permitted uses on a single parcel.	Residential density shall be governed by provisions of Use District RH (except north of Fort Street and east of Leavenworth Street, in which Use District R-H shall apply). Uses, other than residential, specifically approved by the Agency may be permitted in addition to residential use but not to exceed 1 square foot of gross floor area for each square foot of lot area.	As appropriate to the specific development proposed and as approved by the Agency. For residential use the provisions of Use District R-H shall apply.	
CC COMMERCIAL COMMUNITY SHOPPING	Provide for shopping, personal service, commercial recreational, and other establishments to meet the needs of residents and workers within the community area and residential development specifically designed to be intermixed with commercial uses.	Business and professional offices, retail stores, eating and drinking establishments, automobile sales and maintenance, and residential development when specifically designed to be intermixed with other permitted uses. Churches, schools, cultural institutions, meeting halls, private clubs or lodges, printing and publishing establishments, and post offices. Other uses which are similar or related, including intermixtures of permitted uses on a single parcel.	Permitted nonresidential uses shall not exceed 1 square foot of gross floor area for each square foot of lot area. In addition, residential uses may be intermixed as a density governed by the provisions of Use District R-M.	As appropriate to the specific development proposed and as approved by the Agency. For residential use the provisions of Use District R-H shall apply.	
CI COMMERCIAL GENERAL, INTERMEDIATE DENSITY	Provide for intermediate-density business, commercial, and other uses to serve primarily a city-wide or regional market.	Retail stores, personal service establishments, eating and drinking establishments, banks, and professional offices, and commercial recreational establishments. Churches, schools, cultural institutions, private clubs or lodges, printing and publishing establishments, used merchandise establishments, and limited wholesale operations related to the community area. Other uses which are similar or related, including intermixtures of permitted uses on a single parcel.	Permitted uses shall not exceed 3.6 square feet of gross floor area, exclusive of floor area devoted to parking and mechanical equipment, for each square foot of lot area.	Up to 10 percent of the lot area as appropriate to the specific development proposed. For residential development the provisions of Use District RH shall apply. For other permitted uses, provisions of the appropriate use district shall apply.	
CH COMMERCIAL GENERAL HIGH- DENSITY	Provide for high-density business, commercial, and other uses to serve primarily a city-wide or regional market.	Retail stores, personal service establishments, eating and drinking establishments, automobile sales and ancillary repair and service functions, business and professional offices, and commercial recreational establishments. Churches, schools, charitable institutions, cultural institutions, private clubs or lodges, printing and publishing establishments, antique shops, and limited wholesale establishments. Other uses which are similar or related, including intermixtures of permitted uses on a single parcel.	Permitted uses shall not exceed 9 square feet of gross floor area, exclusive of floor area devoted to parking and mechanical equipment, for each square foot of lot area.	Up to 10 percent of the lot area as appropriate to the specific development proposed. For residential development the provisions of Use District RH shall apply. For other permitted uses, provisions of the appropriate use district shall apply.	
I INSTITUTIONAL	Provide for religious, educational, charitable, and cultural facilities serving the community, the city, and the region.	Religious institutions, schools, and such supporting facilities as parking, landscaping, and service. Other uses which are similar or related, including intermixtures of permitted uses on a single parcel.	Permitted uses shall not exceed 3.6 square feet of gross floor area, exclusive of floor area devoted to parking and mechanical equipment, for each square foot of lot area.	Open space shall be compatible with development in adjacent use district(s).	
P PUBLIC	Provide for necessary public facilities to carry out intent of the Plan.	Public buildings and public areas, including but not necessarily limited to public schools, fire stations, parks, public malls, health centers, and Civic Center expansion. Other uses which are similar or related, including intermixtures of permitted uses on a single parcel.	For uses where density is relevant, standards shall be those applied to the adjacent use district(s).	Open space shall be compatible with development in adjacent use district(s).	

1/ Necessary public utility facilities may be located in any use district subject to approval of the Agency.
 2/ Charitable institutions may be located in any use district subject to approval by the Agency and provided that the particular site in the project is not used for the collection, repair, manufacture, storage, or direct sale of goods and commodities, except where such uses are specifically permitted.
 3/ Existing residential uses of properties designated on Map II as eligible for retention may be continued in such use if appropriately rehabilitated even though new residential development is not permitted in the use district in which they are located.

such standards will result in not less than 30 percent open space in the project.

Those portions of building sites not containing structures shall be landscaped so as to complement the buildings and the entire site development. Paved areas shall be treated as integral elements in a comprehensive landscape design and shall be developed with individuality and quality of construction.

The Agency shall encourage the cooperation of developers in the construction and maintenance of a comprehensive and integrated system of inviting and well-lighted greenways to provide direct pedestrian movement to and from schools, parks, playgrounds, commercial centers, and other frequently visited facilities and places. These pedestrian routes, both on and away from public streets, should be marked with distinctive landscaping, including clusters of what will become tall trees at key junction points.

Groups of new buildings shall be so sited as to provide visually defined open spaces of a scale and type of development suitable to the surrounding building types and uses. All building site open spaces shall be landscaped in accordance with plans prepared by the redeveloper and approved by the Agency.

4. Height Limitations

Building heights shall be determined by density standards, open space, the economics of development, and the requirements of good design. The desirable urban design will involve in some instances a uniformity in building heights and, in other instances, a variety in building heights.

5. Setbacks

No new building shall be located within:

- (1) 20 feet of the north right-of-way line of Fulton Street as realigned;
- (2) 12 feet of both right-of-way lines of Turk Street as realigned.

No other setback limits are established herein. In the location of buildings, emphasis shall be placed on the enclosure of usable open space and the achievement of an attractive urban design.

6. Land Coverage

Land coverage shall be determined by the application of standards for density, floor area ratios, setbacks, open space standards, off-street parking, and the requirements of good design. Groups of structures shall be so designed as to produce an esthetically pleasing total composition.

Emphasis shall be placed on the enclosure of usable open spaces and on providing definition to the streets and public rights-of-way.

7. Off-Street Parking

Adequate parking spaces shall be provided to serve the users of all new developments and facilities established in the area. Agency review of redevelopment plans shall be based on standards for provision of adequate parking shown on the TABLE OF PARKING REQUIREMENTS following this section.

All parking spaces shall be readily accessible and shall be at least 9 feet by 19 feet exclusive of access drives, aisles, ramps, and columns and shall have a vertical clearance of at least $6\frac{1}{2}$ feet. Parking areas shall be paved and maintained so as to have an all-weather, impervious, dust-free surface with adequate drainage.

In medium density residential districts (R-M) not less than 50 percent of the parking spaces shall be covered. In high density residential districts (R-H) not less than $\frac{2}{3}$ percent of the parking spaces shall be covered.

All off-street parking spaces shall be screened from view from public rights-of-way by an appropriate fence or structure at least six feet high supplemented by suitable landscaping. Openings for access in such a screen fence shall not have a horizontal span of more than 18 feet.

Required parking spaces for multiple residential dwellings shall be located not more than 250 feet from the building served, and for other buildings not more than 800 feet from the building served.

Joint use of parking spaces may be approved by the Agency providing the Agency finds and determines that such joint use will adequately serve the needs of the joint users.

Provision of fewer parking spaces than established in the TABLE OF PARKING REQUIREMENTS may be approved by the Agency for a new development if the Agency finds and determines that such fewer spaces will adequately serve the needs of the users of the new development.

Within rehabilitation sites, parking spaces may be required up to the standards established herein consistent with the design objectives set forth in the property rehabilitation standards.

Required parking spaces may be provided by the developer alone or jointly with the developers of adjacent properties, or by a separate public or private entity if firm assurances satisfactory to the Agency are obtained of the continuing availability of spaces to property users.

TABLE OF PARKING REQUIREMENTS

<u>USE</u>	<u>MINIMUM SPACES REQUIRED</u>
Residential dwelling units (except senior citizen housing)	One parking space for each dwelling unit
Senior citizen housing, boarding house, guest house, student dormitories, and similar facilities	One parking space for each three (3) bedrooms or six (6) beds whichever is greater
Hospital, convalescent hospital, and similar facilities	One parking space for each eight (8) beds
Hotel	One parking space for each eight (8) guest bedrooms
Motel	One parking space for each guest bedroom
Theatre or auditorium	One parking space for each eight (8) seats
Church	One parking space for each ten (10) seats in excess of 100 seats
Restaurant, night club, bowling alley and similar establishments	One parking space for each 200 square feet of net floor area available to the public
Retail, office, or other commercial use in R-N District (Neighborhood Commercial)	One parking space for each 500 square feet of net rentable floor area
Retail, office, or other commercial use in C-C District (Community Commercial)	One and one-half square feet of parking area for each square foot of commercial floor area
General retail stores or business offices C-I District (General Commercial)	One parking space for each 500 square feet of net rentable floor area
General retail stores or business offices C-H District (General Commercial)	One parking space for each 1,000 square feet of net rentable floor area
Wholesale stores, service operations, repair operations and retail stores handling bulky merchandise such as automobiles located in C-I and C-H Districts (General Commercial)	One parking space for each 1,000 square feet of net rentable floor area
Storage buildings in C-I and C-H Districts (General Commercial)	One parking space for each 2,000 square feet of net rentable floor area
Medical or dental offices in R-N or C-I and C-H Districts	One parking space for each 300 square feet of net rentable floor area

NOTES:

1. In structures developed for mixed commercial and residential use parking requirements must be met for each use.
2. The provision of parking in structures is permitted and encouraged wherever appropriate.
3. Where senior citizen housing consists of dwelling units the provision of less than one parking space per dwelling unit will require a City Planning Code variance.

8. Off-Street Loading

Any use which requires the receipt or distribution of merchandise or materials by motor truck shall have access to adequate loading spaces on the building site. The following standards shall determine the need for off-street loading space:

<u>Gross Square Feet of Building Area</u>			<u>Loading Spaces</u>
Commercial buildings not including office buildings			
8,000	to	15,000	1
15,001	to	25,000	2
25,001	to	40,000	3
40,001	to	60,000	4
60,001	to	100,000	5
Each additional	50,000	or major fraction	1
Office buildings			
3,000	to	50,000	1
50,001	to	100,000	2
100,001	and	over	3
Hospitals			
8,000	to	40,000	1
Each additional	40,000	or major fraction	1
Institutional			
First 50,000	or major fraction		1
Each additional	50,000	or major fraction	1
Public			
First 25,000	or major fraction		1
Each additional	50,000	or major fraction	1

Each loading space provided shall be of usable shape, accessible, and shall be not less than twelve feet in width, thirty-three feet in length, and fourteen feet in height, exclusive of access, loading platform and maneuvering area.

9. Signs

Signs erected and maintained in the project shall be specially designed and constructed to be compatible and complementary elements of the total environment. Each sign shall be of size, shape, material, colors, type of construction, method and intensity of lighting, and location to be in scale with and compatible with development on the property of which it becomes a part.

Plans for all signs shall be submitted to the Agency as a part of the development plans for each property to be developed. No exterior sign shall be constructed or maintained in the area without the written approval of the Agency.

10. Interim Parking

The Agency may use cleared land within the Project for surface parking, or lease it temporarily for such purpose, pending its conveyance to the redeveloper.

D. Variances

The land use provisions and development standards set forth above shall be applied by the Agency in order to achieve the purposes of this Plan for the redevelopment of the Project Area: provided, however, that with respect to those physical standards and requirements relating to size of buildings; height or bulk of buildings; number of buildings; light, air, and privacy; open space (other than that publicly owned); density of development; land coverage; off-street parking and loading requirements; the Agency may, in its discretion, modify such standards or requirements where, owing to unusual and special conditions, enforcement of the development standards would result in undue hardships, or would constitute an unreasonable limitation beyond the intent and purposes of such standards, subject to the condition that the Agency shall find and determine that such modification results in substantial compliance with the intent and purposes of the standards or requirements so modified.

E. Alternate Land Use

The Agency may sell or lease Project land for development in accordance with either the primary or alternate land use designated on the Land Use Map. Land having primary and alternate use designations shall be offered for sale for either use but not for both. If, subsequent to the offer of sale for one use, development of such land to the other use appears to be in the best public interest, the Agency may authorize development for such other use, subject to such conditions as it may impose. Upon completion of the improvements for the use for which the Agency authorized actual conveyance of the property, the other use designation shall cease to have force and effect.

III PROJECT PLAN PROPOSALS

A. Owner Participation

To the extent compatible with the purposes of the Plan and appropriate redevelopment of the Project, owners of real property in the Project may, subject to rules and regulations including standards for rehabilitation promulgated by the Agency, be accorded the opportunity to participate in the redevelopment of the Project. Such participation shall be contingent upon execution by such owner of a binding agreement (hereinafter called "owner participation agreement") by which the property retained or acquired will be developed and used in conformity with the Plan, the Declaration of Restrictions, and the Owner Participation Rules and Regulations promulgated by the Agency. Standards for rehabilitation will be set forth in the Owner Participation Rules and Regulations.

Owner participation necessarily will be subject to and limited by such factors as the nature, condition and use of existing improvements, the reduction of the total number of individual parcels in the Project, the elimination of certain land uses, the realignment of streets, the construction of new public facilities and improvements, and the ability of owners to finance acquisition, rehabilitation and redevelopment in accordance with the Plan and in accordance with such controls as may be found necessary to insure that redevelopment is carried out pursuant to the development standards of the Plan.

The Agency will not acquire real property which is retained by an owner under an owner participation agreement unless said owner fails, refuses or neglects to perform his obligations under said agreement. In the event of failure of an owner to participate pursuant to, and in full compliance with, the terms of an owner participation agreement, the Agency, at its option, may seek specific performance of said agreement or acquire the property of such owner participant in accordance with the provisions of said agreement and thereafter sell said property for redevelopment in accordance with the Plan.

B. Land Acquisition

1. All real property located in the Project, except as specifically exempted herein, may be acquired by the Agency by gift, devise, exchange, purchase, condemnation or any other lawful method. The public interest and necessity require the use of the power of eminent domain by the Agency to acquire those real properties in the Project which the Agency can not acquire by other lawful methods.
2. The Agency will not acquire real property owned by public bodies which will not consent to its acquisition; provided, however, that any such public property may be acquired by the Agency if it is transferred to private ownership before the Agency completes land disposition within the entire Project, unless the Agency and the private owner enter into an owner participation agreement concerning said property.

C. Property Management

Property acquired by the Agency in the Project shall be under the management and control of the Agency during its ownership of such property. Such property may be rented or leased by the Agency pending its conveyance for redevelopment.

D. Relocation

1. The Agency shall assist all persons (including families, business concerns and others) displaced by Project activities in finding other locations and facilities. In order to carry out redevelopment with a minimum of hardship to persons displaced from their homes, individuals and families shall be assisted in finding housing which is decent, safe, sanitary and within their financial means in reasonably convenient locations and otherwise suitable to their needs. In order to facilitate the rehousing of families and single persons who are displaced from their homes in the project area, the Agency will utilize aids presently available and those which may hereafter become available through City, State and Federal legislation, and for such purposes may use funds derived from any public or private source.
2. The Agency shall make relocation payments to persons (including families, business concerns and others) displaced by redevelopment, for moving expenses and direct losses of certain personal property for which reimbursement or compensation is not otherwise made. Such relocation payments shall be made pursuant to Agency rules and regulations and such payments shall be made only to the extent eligible for payment from funds made available for these specific purposes by the Federal Government or other sources.

E. Land Disposition

Subject to the provision of Section IV, all real property acquired by the Agency

in the Project which is sold or leased for development or redevelopment for private uses shall be sold or leased at prices which are not less than fair value for uses in accordance with the Plan.

Purchasers or lessees of property shall be obligated, pursuant to appropriate disposition documents, to develop and use the property for the purposes designated in the Plan, to begin development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of the Plan.

F. Redeveloper's Obligations

In order to provide adequate safeguards that the work of redevelopment will be carried out pursuant to the Plan, owner participation agreements, and agreements for the disposition of land by the Agency shall include provisions recognizing and requiring that:

1. The purchase of land is for redevelopment and not for speculation and reserving to the Agency such powers and controls as may be necessary to prevent transfer, retention or use of the property for speculation purposes;
2. The land shall be built upon and improved in conformity with the development standards of the Plan and the Declaration of Restrictions;
3. All developers and owner participants shall submit preliminary architectural plans, site and landscape plans and final plans including landscaping and sign plans, and specifications of the improvements proposed to be constructed on the land for architectural review and approval by the Agency in order to insure that development and construction will be carried out in a manner which will effectuate the purposes of the Plan. As a part of such plans and specifications developers and, if required by the Agency, owner participants shall submit time schedules for the commencement and completion of such improvements. All such plans and schedules shall be submitted within the time specified in the respective agreements with such developers and owner participants.
4. By and for the contracting parties, their heirs, executors, administrators and assigns, there shall be no discrimination against or segregation of any person or group of persons on account of race, creed, color, national origin or ancestry in the sale, lease, sublease, transfer, use occupancy, tenure or enjoyment of the premises therein described, nor shall the contracting parties, or any person claiming under or through them, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, sublessees or vendees in the premises described. All deeds, leases or contracts for the sale, lease, sublease or other transfer of any land shall be submitted to the Agency for approval and all such deeds, leases or contracts shall contain the nondiscrimination and non-segregation clauses specified in Section 33436 of the California Community Redevelopment Law.

IV OTHER PLAN PROVISIONS

A. Moderate Income and Senior Citizen Housing

In accordance with community needs and objectives, a portion of the Project may be allocated and sold or leased by the Agency for construction of moderate priced private housing for sale or rental primarily to single persons, or families of moderate income or to senior citizens (persons 62 years of age or over). Families and persons displaced from their present residences by redevelopment project activities or other public action will be accorded priority in such housing in accordance with rules and regulations to be established by the Agency.

In order to insure that sales prices, rent levels and standards of construction and maintenance will be consistent with the needs of such persons and families, disposition of properties for such purposes shall be subject to the following special provisions in addition to the general provisions of this Plan:

1. The price established by the Agency for the sale of the property to the developer will take into consideration the need for moderate priced private housing and senior citizen housing in the community, and will reflect the fair value of the property for such specialized use.
2. The Agency shall require the highest maintenance, design and construction standards feasible and consistent with the achievement of low rentals and sales prices.
3. Each developer's proposal shall include the sources and methods of financing, including subsidies, if any.
4. Residential property shall normally be sold to developers offering the lowest sales prices or rentals, after consideration of the financial soundness of each proposal, the adequacy of services and maintenance to be provided, the quality of proposed design and construction, and the degree to which the needs of persons and families of moderate income and senior citizens are to be fulfilled.

B. Public Housing

In accordance with community needs and objectives, land may be allocated and sold or leased by the Agency for the construction of not to exceed two hundred (200) units of public housing in addition to existing public housing within the Project.

C. Rehabilitation

Existing structures in the Project which remain shall be rehabilitated in their entirety in accordance with applicable current codes and ordinances of the City and County of San Francisco and the State of California as supplemented and expanded by Minimum Property Rehabilitation Standards formulated by the Agency. The Standards formulated by the Agency for residential structures shall conform to and be based upon current Federal Housing Administration Minimum Property Standards for Urban Renewal Rehabilitation.

D. Financial Plan

For the purpose of carrying out the Project, the Agency will obtain a project temporary loan from the United States of America (hereinafter called the "Government") in the estimated amount of Sixty-Nine Million Six Hundred Five Thousand Six Hundred and Eighteen Dollars (\$69,605,618). The obligations evidencing the Agency's indebtedness to the Government for the project temporary loan shall be in a form satisfactory to the Government. Said obligations will not be a debt of the City and County of San Francisco, the State of California, nor any of its political subdivisions. Neither the City and County of San Francisco, the State of California nor any of its political subdivisions shall be liable on said obligations nor in any event shall the obligations be payable out of funds or properties other than those of the Agency, and the obligations shall so state on their face.

The purpose for which the proceeds obtained from the project temporary loan shall be spent are: (1) the acquisition of Project land; (2) the expenses incurred through the relocation of persons residing in the Project; (3) the expenses relating to the razing, demolition or removal of buildings and other improvements in the Project; (4) the expenses in connection with the disposition of Project land; (5) the expenses of administering the Project, including interest charges, and other expenses necessary to effectuate the Plan.

The Agency will make payment on the project temporary loan obligations from the proceeds of the disposition of project land estimated at Thirty-One Million Nine Hundred Eighty Thousand Six Hundred and Twenty-Six Dollars (\$31,980,626), and from a Capital Grant from the Government estimated at Thirty-Seven Million Six Hundred and Twenty-Four Thousand Nine Hundred and Ninety-Two Dollars (\$37,624,992).

Both the project temporary loan and the Capital Grant or Grants are to be made by the Government to the Agency under the terms of a certain Contract entered into by and between the Agency and the Government.

The Capital Grant or Grants will not be made to the Agency by the Government until local grants-in-aid have been provided, as required by the Contract referred to in the preceding paragraph of the Plan.

Pursuant to the provisions of Title I of the Housing Act of 1949, as amended, the Agency will pool the non-cash local grant-in-aid credits for such site improvements and public facilities which the City and County of San Francisco and/or the San Francisco Unified School District will provide in connection with the Embarcadero-Lower Market, and the two Western Addition and Diamond Heights projects. Thus, the excess non-cash local grant-in-aid credits for site improvements and public facilities to be provided with respect to the Diamond Heights, the first Western Addition and the Embarcadero-Lower Market Projects shall be utilized to finance this second Western Addition Project.

Said site improvements and public facilities shall include, without being limited to, the items listed below for which funds are presently provided or for which funds will be provided by the Board of Supervisors of the City and County of San Francisco at the time of or in connection with the adoption of the Plan.

<u>DIAMOND HEIGHTS PROJECT</u>	<u>ESTIMATED COST</u>	<u>FUNDS APPROPRIATED, APPROPRIATIONS PEND- ING, OR FUNDS AVAIL- ABLE WHEN NEEDED</u>	<u>APPROPRIA- TION NO.</u>	<u>ESTIMATED LOCAL GRANTS-IN- AID</u>
NON-CASH				
1. Glen Canyon Trunk Sewer	\$ 136,883	\$ 136,883	Costs certified \$ and accepted	84,611
2. Firehouse Recon- struction	82,575	82,575	Costs certified and accepted	27,525
3. Police & Fire Call Wiring	85,055	85,055	233.500.001	85,055
4. Widening & Improve- ment of Bemis Street	55,195	55,195	(1.685.500.135	39,188 7,541
	10,622	10,622	(0.684.513.006	
			2.151.200.171.02	
5. Bemis Street Sewer	6,655	6,655	804.550.101	4,725
6. Water Distribution System & 20" Water Main Relocation	454,747 171,193	454,747 171,193	5-747-514-000	454,747 171,193
7. Elementary School Site School	195,114 1,000,000*	195,114	Purchased 1964	195,114 1,000,000
8. Home School Site	24,427	24,427	Purchased 1964	24,427
9. Junior High School Site School	403,950* 3,000,000*			100,988 750,000
10. New Firehouse	380,000	16,500 30,400	Land Purchased 1964 1964-65 Budget	188,480
11. Playgrounds	972,605	153,160 125,000 122,445 25,000 28,000	2 657.609.000 656.500.221 801.601.657 817.000.037 1964-65 Budget	972,605
12. State Tax Deeded Lands Heretofore Donated	35,070	35,070		35,070
Sub-Total	<u>\$7,014,091</u>	<u>\$ 1,758,041</u>		<u>\$ 4,141,269</u>

*Subject to Bond Issue

<u>DIAMOND HEIGHTS PROJECT</u>	<u>ESTIMATED COST</u>	<u>FUNDS APPROPRIATED, APPROPRIATIONS PEND- ING, OR FUNDS AVAIL- ABLE WHEN NEEDED</u>	<u>APPROPRIA- TION NO.</u>	<u>ESTIMATED LOCAL GRANTS-IN- AID</u>
CASH				
1. Cash	\$ 143,127	\$ 143,127	Paid to Agency	\$ 143,127
2. Real Estate Tax Credits	6,000	5,180	Recorded	6,000
Sub-Total	\$ 149,127	\$ 148,307		\$ 149,127
TOTAL	<u>\$7,163,216</u>	<u>\$ 1,906,340</u>		<u>4,290,396</u>

WESTERN ADDITION A-1
PROJECT

NON-CASH

1. Geary Street Widening	\$4,342,000	\$ 3,232,000 110,000 1,000,000	5-672-500-232 5-685-600-069 806-000-200	\$2,143,095
2. Webster Street Widening	800,000	800,000	5-672-500-233	98,248
3. O'Farrell Street Improvements (Portion Within Project)	239,294	239,294	Costs Certified	20,709
4. Eddy Street Improve- ments (Portion bordering Project)	25,647	25,647	Costs Certified and Accepted	12,824
5. Ellis Street Improve- ments (Portion within Project)	60,452	60,452	Costs Certified and Accepted	60,452
6. Traffic Signals Post Street Geary Street	40,910 49,090	40,910 49,090	5-685-500-004 5-685-500-004	20,455 15,954
7. Fire and Police Boxes	16,240	16,240	5-233-913-000	12,649
8. Low Pressure Water	80,789	80,789	5-747-515-000	47,990
9. Auxiliary Water System a. High Pressure & Water Mains	89,000	9,000 80,000	5-423-500-145 5-672-500-232	89,000
b. Cisterns	100,000	100,000	6-423-503-145	100,000

WESTERN ADDITION A-1 PROJECT	ESTIMATED COST	FUNDS APPROPRIATED, APPROPRIATIONS PEND- ING, OR FUNDS AVAIL- ABLE WHEN NEEDED	APPROPRIA- TION NO.	ESTIMATED LOCAL GRANTS-IN- AID
10. Street Lighting	\$ 217,300	\$ 154,850 62,450	5-715-503-000 5-715-503-000	\$ 163,489
11. Sewers	396,000	396,000	804-000-050	252,237
12. Girls High School (Conversion)	1,102,926	1,102,926	Costs Certified and Accepted	190,806
13. Raphael Weill School Expansion	45,532	45,532	809-550-372	7,923
Additional Land Construction	74,578 500,000	74,578 500,000	Purchased 1962 819-000-136	12,976 87,000
14. Hayward Playground	324,075	324,075	Actual Costs	74,537
15. Firehouse-Turk & Webster Streets	225,594	225,594	Costs Certified and Accepted	30,455
16. Hamilton Recreation Center	1,465,196	765,196 350,000	807-550-044 5-657-602-000	172,893
	888,970	388,970	Land Purchased 1962	104,899
		50,000 175,000 275,000	1.656.500.205 2.656.500.205 3.423.500.656	
17. State Tax Deeded Lands Heretofore Donated	14,800	14,800	Title Clear and Recorded	14,800
Block 722, Lot 1 Block 712, Lots 12 & 13				
18. Public Parking Garage				
Land	256,640)		Approved by Board	
Construction	3,100,000)		of Supervisors	3,356,640
Sub-Total	\$14,455,033	\$10,748,393		\$ 7,090,031
CASH				
1. Interest Allowance for use of City Funds			Recorded	7,909
2. Real Estate Tax Credits	392,091	390,393	Recorded	392,091
Sub-Total	\$ 392,091	\$ 390,393		\$ 400,000
TOTAL	\$14,847,124	\$11,138,786		\$ 7,490,031

<u>EMBARCADERO-LOWER MARKET PROJECT</u>	<u>ESTIMATED COST</u>	<u>FUNDS APPROPRIATED, APPROPRIATIONS PEND- ING, OR FUNDS AVAIL- ABLE WHEN NEEDED</u>	<u>APPROPRIA- TION NO.</u>	<u>ESTIMATED LOCAL GRANTS-IN- AID</u>
NON-CASH				
1. Street Work	\$1,672,160	\$1,672,160	(9.672.500.259 (9.672.500.260 (9.672.500.261 (9.685.500.111	\$ 993,400
2. Sewers	577,960	577,960	812.556.426	499,935
3. Traffic Control	25,000	25,000	Included in various Approp. for street work	14,062
4. Fire-Police Call Boxes	28,613	28,613	233.500.005	21,000
5. Street Lighting	163,000	29,000 134,000	3.685.500.250 1964 Bond Issue	102,150
6. L. P. Water	63,505	63,505	2.747.500.000	63,505
7. AWSS & L.P. Hydrants	122,175	122,175	423.509.145	91,631
8. Diversion Structures & Pump Station	1,610,000 92,000	1,610,000 92,000	812-000-300 812-550-306	322,000 18,000
9. Ferry Park Convenience Station & Gardener's Supply & Tool Area Improvements on Park Authority Land	93,000 115,000	93,000 115,000	1.657.607.000 1.657.607.000	30,690 77,050
10. Public Parking Structure Land Building & Mall	2,072,000 4,981,000	 <u> </u>	Included in Embarcadero- Lower Market Red. Plan & Coop. Agreement	1,305,360 3,138,030 <u> </u>
Sub-Total	<u>\$11,615,413</u>	<u>\$4,562,413</u>		<u>\$5,676,813</u>
CASH				
1. Local Planning Funds Provided	59,820	59,820	Audited & Accepted	59,820
2. Real Estate Tax Credits Sub-Total	750,000 <u>\$ 809,820</u>	558,624 <u>\$ 618,444</u>	Recorded	750,000 <u>\$ 809,820</u>
TOTAL	<u>\$12,425,233</u>	<u>\$5,180,857</u>		<u>\$7,486,633</u>

<u>WESTERN ADDITION A-2 PROJECT</u>	<u>ESTIMATED COST</u>	<u>FUNDS APPROPRIATED, APPROPRIATIONS PEND- ING, OR FUNDS AVAIL- ABLE WHEN NEEDED</u>	<u>APPROPRIA- TION NO.</u>	<u>ESTIMATED LOCAL GRANTS-IN AID</u>
NON-CASH				
1. Webster Street Widening Completed: Through (4 blocks) Boundary (½ block)	\$ 800,000	\$ 800,000	5-672-500-233	\$ 221,557 15,164
Projected: Through Boundary	686,270 111,207			433,021 34,931
2. Raphael Weill School Additional Land Construction	74,578 500,000	74,578 500,000	Purchased 1962 819-000-136	29,235 196,000
3. Hamilton Recreation Center	888,970	388,970 50,000 175,000 275,000	Land Purchased 1962 1.656.500.205 2.656.500.205 3.423.500.656	320,918
4. Western Addition	220,800	10,800 210,000	1.423.515.631 2.423.503.631	117,907
5. Westside Health Center	523,000	523,000	15.423.505.513	133,365
6. John Swett School Site Construction	275,000 1,000,000			275,000 1,000,000
7. Fulton St. Widening Through Boundary	168,165 341,501			136,092 137,967
8. Turk Street Widening Through Boundary	911,327 327,974			508,502 142,754
9. 3 Diagonal Streets Turk to Golden Gate Fulton to McAllister Fulton to Grove	201,358 201,358 329,178			97,375 148,027 242,436
Sub-Total	<u>\$ 7,560,686</u>	<u>\$ 3,007,348</u>		<u>\$ 4,190,251</u>

<u>WESTERN ADDITION A-2 PROJECT</u>	<u>ESTIMATED COST</u>	<u>FUNDS APPROPRIATED, APPROPRIATIONS PEND- ING, OR FUNDS AVAIL- ABLE WHEN NEEDED</u>	<u>APPROPRIA- TION NO.</u>	<u>ESTIMATED LOCAL GRANTS-IN AID</u>
CASH				
1. Real Estate Tax Credits	\$ 1,000,000			\$ 1,000,000
	<u> </u>	<u> </u>		<u> </u>
TOTAL	\$ 8,560,686	\$ 3,007,348		\$ 5,190,251
	<u> </u>	<u> </u>		<u> </u>
TOTAL ALL PROJECTS	\$42,996,261	\$21,233,339		\$24,457,311
	<u> </u>	<u> </u>		<u> </u>

Amount required to finance Diamond Heights,
Western Addition, Embarcadero-Lower Market,
and Western Addition Area 2 (1/3 of \$69,536,145
aggregate net project cost of all projects.)

23,178,715

Surplus non-cash Local Grants-in-Aid to be
supplied to the aforementioned projects
or to future projects

\$ 1,278,596

It is recognized that the figures shown herein are estimated figures and are subject to revision. The extent of the City's contribution and commitment for local grants-in-aid will be contained in the Ordinance adopting the Redevelopment Plan and in the Ordinance adopting the Cooperation Agreement, and in any subsequent Ordinances required to effect amendments thereto.

It is further recognized that the estimates regarding the disposition of land acquired by the Agency and the estimated costs of the site improvements and public facilities listed hereinabove are subject to further revision. In the event that the local grant-in-aid credits obtained by the provision of facilities and improvements listed hereinabove are not equal to one-third of the aggregate net project costs of the Diamond Heights, the two Western Addition and Embarcadero-Lower Market projects, the City and County of San Francisco, subject to its fiscal laws, will provide such additional non-cash or cash grants-in-aid as may be necessary to increase the total amount of non-cash and cash local grants-in-aid to not less than one-third of the aggregate net project costs thereof.

It is the intention of the City and County of San Francisco to provide the additional public facilities listed below for which funds are not presently available on designated land presently owned by the City and County of San Francisco within the designated Project or on land within the designated Project to be acquired by the City and County of San Francisco. Provisions for the expenditures necessary to provide the public facilities listed below for which funds are not presently available shall be subject to such action as may be required by law.

WESTERN ADDITION A-2 PROJECT

- Street Lighting
- Sewers
- Traffic Signals
- Police and Fire Call
- Muni Railway Improvements

Subsequent to the provision of funds by the City and County of San Francisco and/or the San Francisco Unified School District for the installation of any of the aforementioned public facilities, for which funds are not presently available, the Agency shall request the Urban Renewal Administration to take appropriate action to effect additional non-cash local grant-in-aid credits resulting therefrom, to be applied to the forementioned projects or to future projects.

E. Actions by the City

Subject to the policies and procedures established under its Charter and existing codes and regulations, the City and County of San Francisco shall aid and cooperate in the undertaking of the Project by:

1. Institution of proceedings for opening, closing, vacating, widening or changing the alignment or grade of streets and alleys and for other necessary modifications of the street layout in the Project.
2. Conveying vacated street areas (except those contemplated for retention for other public use) to the Agency without cost.
3. Institution of proceedings necessary for changes of improvements in publicly-owned public utilities within or affecting the Project.
4. Approving the required sale or exchange of land by and between local public bodies and City Departments concerned.
5. Approving the necessary sale or exchange of land by and between the Agency and the City Departments concerned.
6. Making the necessary changes in zoning use districts within the Project so as to conform to the land use provisions of the Plan.
7. Making inspections, determinations and enforcement necessary to assure that buildings remaining in the Project conform to all applicable health, safety, housing, building and other codes and regulations of the City and County of San Francisco and the State of California.

F. Payment for Property Condemned

The financial plan described herein includes funds to pay for property acquired by the Agency. The Agency will pay the fair market value for all property acquired. In the condemnation of any real property, the Agency will comply with all the provisions of law relative to the exercise of the right of eminent domain.

G. Enforcement of Plan

The provisions of the Plan and other documents formulated pursuant thereto may be enforced by the Agency in any manner authorized by law.

H. Duration of Plan

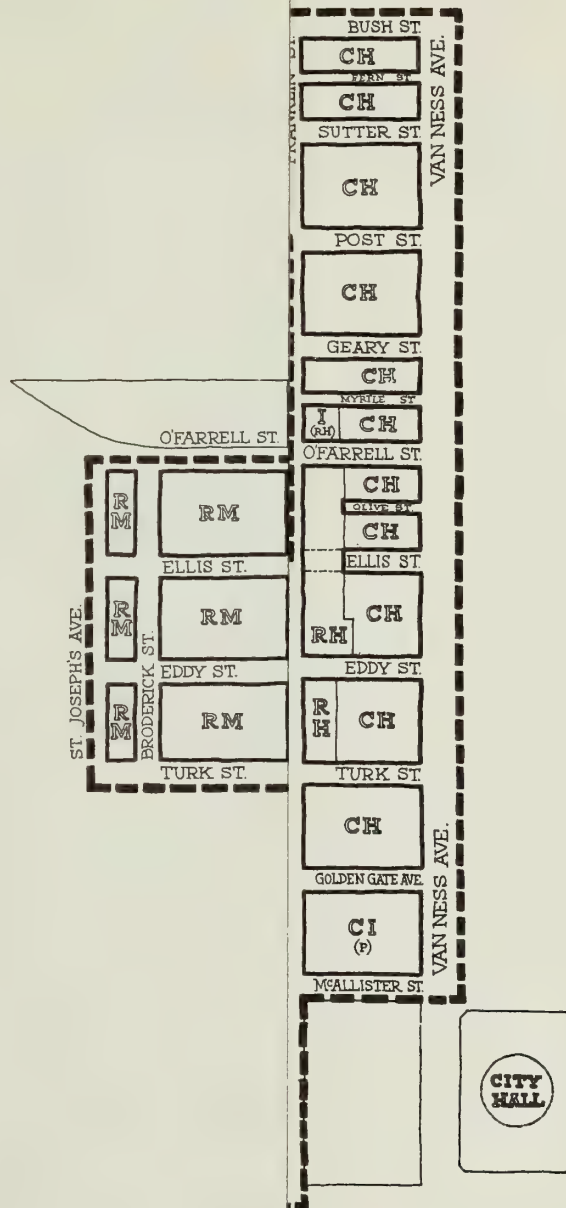
The provisions of the Plan and the provisions of other documents formulated pursuant thereto shall be effective for a period of thirty (30) years from the date of adoption of this Plan by the Board of Supervisors of the City and County of San Francisco except for the non-discrimination and non-segregation provisions which shall continue in perpetuity. Any declaration of restrictions formulated pursuant to this Plan may contain provisions for the extension of such Declaration of Restrictions for successive periods.

I. Severability

If any provision, section, subsection, subdivision, sentence, clause or phrase of the Plan is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portion or portions of the Plan.

J. Procedure for Amendment

This Plan may be amended in any manner as is now or hereafter may be permitted by law.



LEGEND ----- PROJECT BOUNDARY

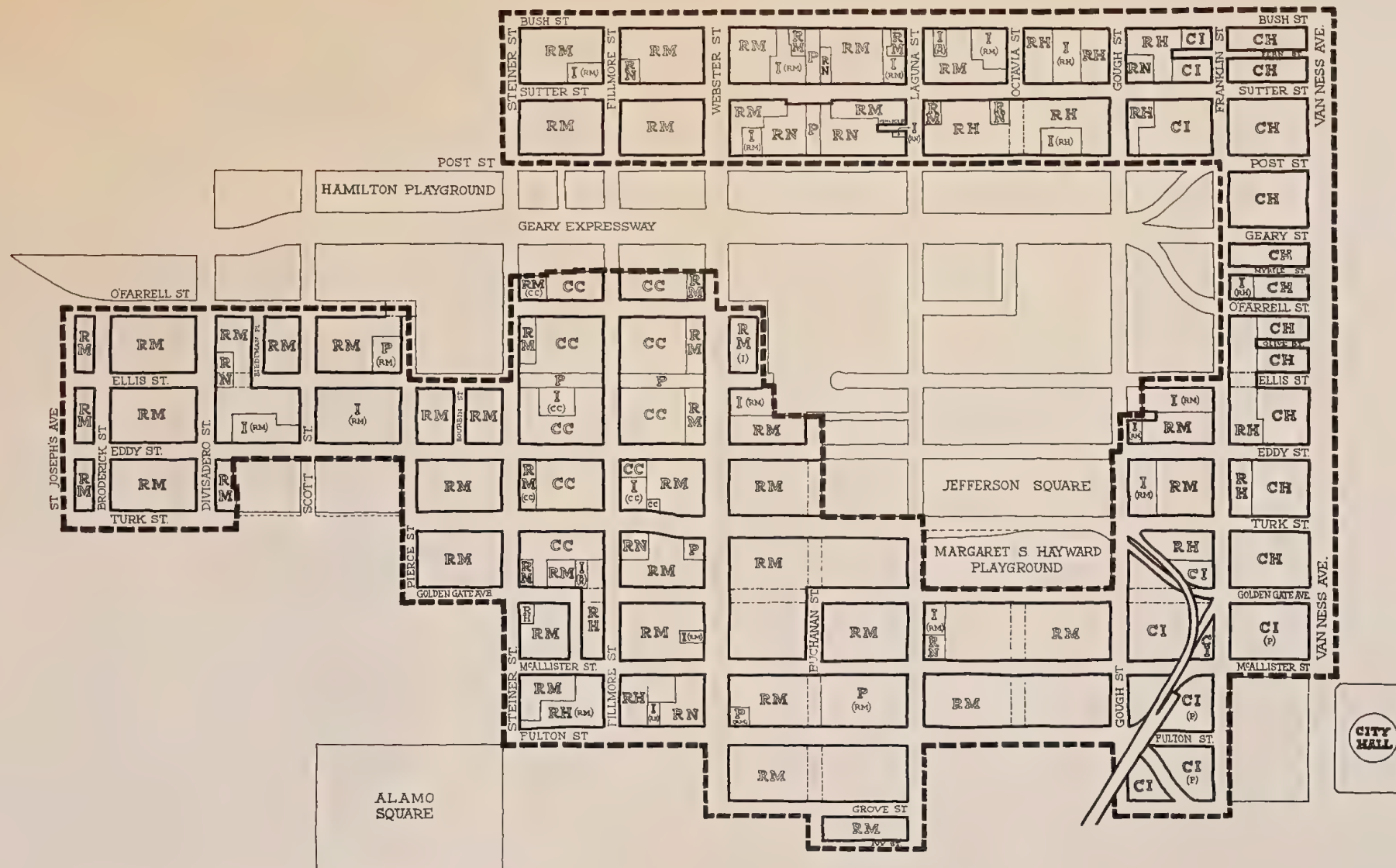
RM	RESIDENTIAL, MEDIUM DENSITY	CC	COMMERCIAL, CENTRAL BUSINESS DISTRICT
RH	RESIDENTIAL, HIGH DENSITY	CI	COMMUNITY INSTITUTIONAL
RN	RESIDENTIAL AND NEIGHBORHOOD COMMERCIAL	CH	COMMERCIAL, NEIGHBORHOOD
()	ALTERNATE USES SHOWN IN PARENTHESES	I	INDUSTRIAL
---	UTILITY EASEMENTS	P	PUBLIC

THE PREPARATION OF THIS MAP WAS FINANCED IN PART THROUGH A FEDERAL LOAN AND GRANT FROM THE URBAN RENEWAL ADMINISTRATION OF THE HOUSING AND HOME FINANCE AGENCY UNDER THE PROVISIONS OF TITLE I OF THE HOUSING ACT OF 1949, AS AMENDED.

THE REDEVELOPMENT PLAN



MAP I
JULY 21, 1964



LEGEND ----- PROJECT BOUNDARY

RM RESIDENTIAL, MEDIUM DENSITY	CC COMMERCIAL, COMMUNITY SHOPPING
RH RESIDENTIAL, HIGH DENSITY	CI COMMERCIAL, GENERAL, INTERMEDIATE DENSITY
RN RESIDENTIAL AND NEIGHBORHOOD COMMERCIAL	CH COMMERCIAL, GENERAL, HIGH DENSITY
() ALTERNATE USES SHOWN IN PARENTHESES	I INSTITUTIONAL
--- UTILITY EASEMENTS	P PUBLIC

WESTERN ADDITION AREA A-2

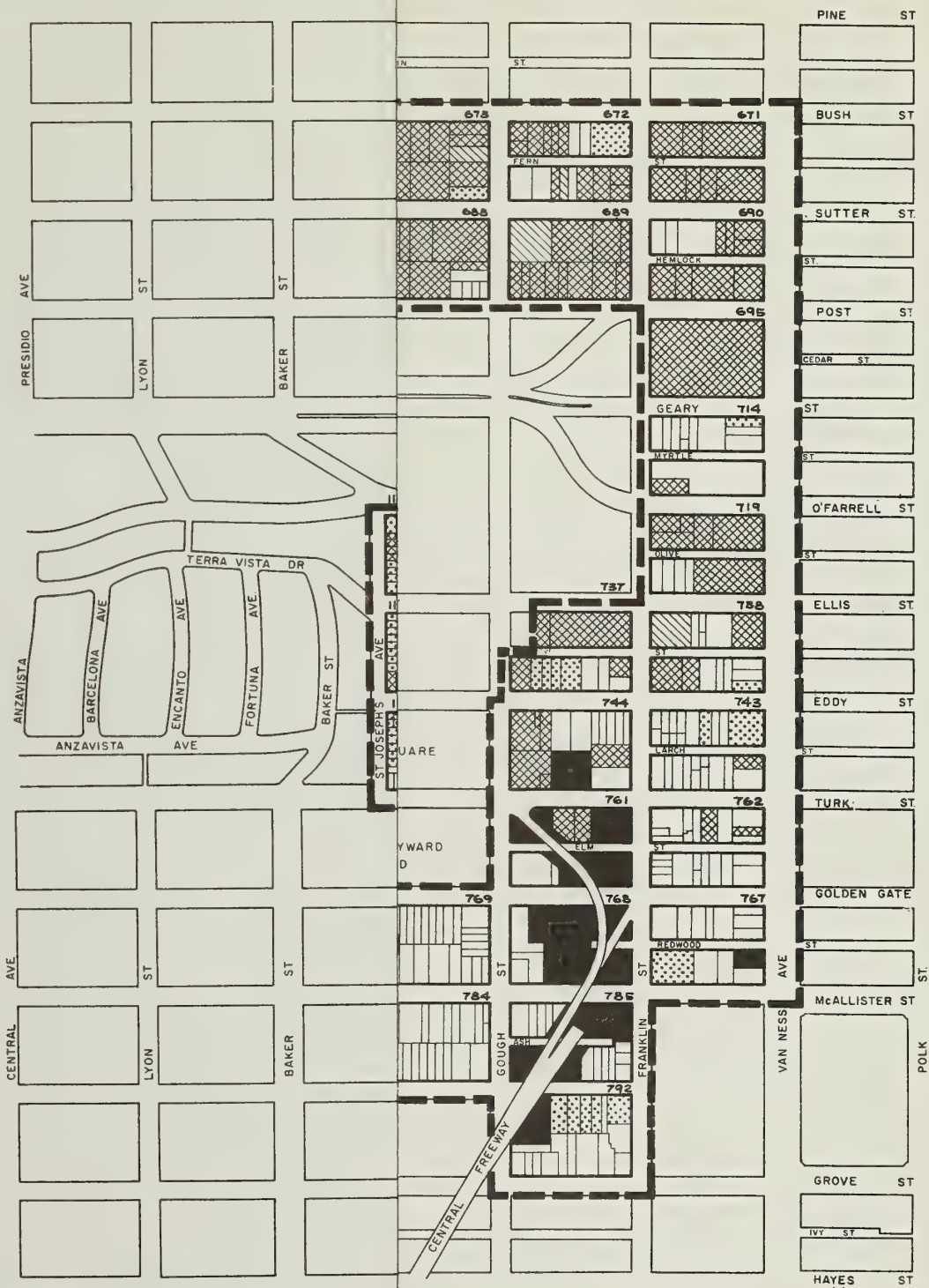
LAND USE MAP

NOTE: LAND USE AREAS AND RIGHTS-OF-WAY SHOWN ARE SCHEMATIC AND ARE SUBJECT TO ADJUSTMENTS TO ACCOMMODATE FINAL SURVEYS AND ENGINEERING DETAILS.

THE PREPARATION OF THIS MAP WAS FINANCED IN PART THROUGH A FEDERAL LOAN AND GRANT FROM THE URBAN RENEWAL ADMINISTRATION OF THE HOUSING AND HOME FINANCE AGENCY UNDER THE PROVISIONS OF TITLE I OF THE HOUSING ACT OF 1949, AS AMENDED.



THE REDEVELOPMENT PLAN MAP I JULY 21, 1964



LEGEND

- PROJECT BOUNDARY
- MINOR REHABILITATION, IN POSSIBLE R-N DISTRICT
- MINOR REHABILITATION, IN POSSIBLE R-N DISTRICT
- MAJOR REHABILITATION, IN POSSIBLE R-N DISTRICT
- MAJOR REHABILITATION, IN POSSIBLE R-N DISTRICT
- PROPERTIES SCHEDULED FOR ACQUISITION
- EXISTING PUBLIC PROPERTIES (EXCEPT PUBLIC HOUSING)

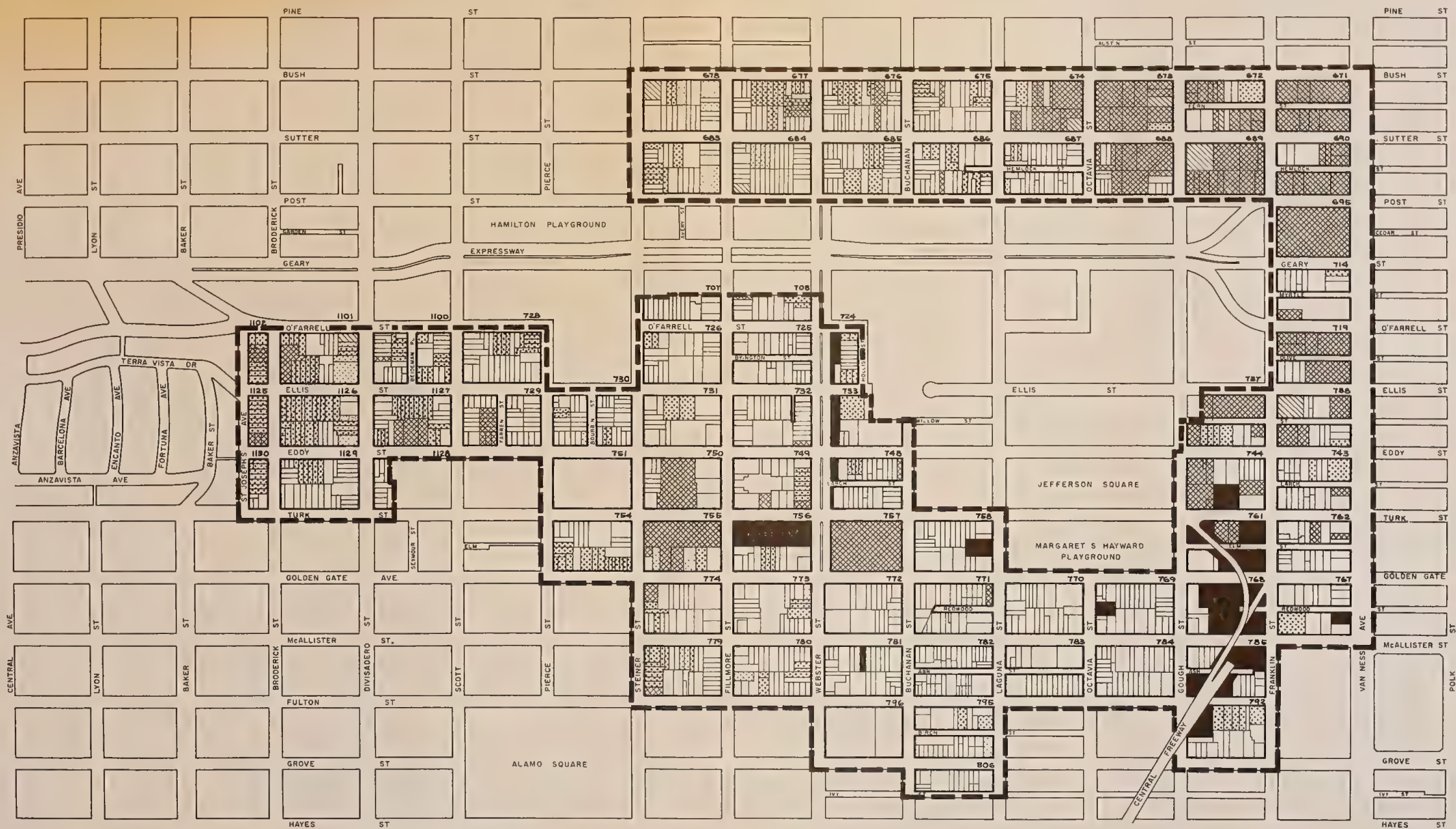
THE PREPARATION OF THIS MAP WAS FINANCED IN PART THROUGH A FEDERAL LOAN AND GRANT FROM THE URBAN RENEWAL ADMINISTRATION OF THE HOUSING AND HOME FINANCE AGENCY UNDER THE PROVISIONS OF TITLE I OF THE HOUSING ACT OF 1949, AS AMENDED.



0 200 4

THE REDEVELOPMENT PLAN

MAP II
JULY 21, 1964



LEGEND

- PROJECT BOUNDARY
- MINOR REHABILITATION, IF ANY
- MINOR REHABILITATION, IF ANY, AND POSSIBLE R-N DISTRICT USES
- MAJOR REHABILITATION
- MAJOR REHABILITATION AND POSSIBLE R-N DISTRICT USE
- PROPERTIES SCHEDULED FOR ACQUISITION
- EXISTING PUBLIC PROPERTIES (EXCEPT PUBLIC HOUSING)

WESTERN ADDITION AREA A-2

PROPERTY RETENTION, REHABILITATION AND ACQUISITION MAP

NOTE: ALL PROPERTIES INDICATED ON THIS MAP FOR REHABILITATION ARE ELIGIBLE FOR OWNER RETENTION AND ARE SUBJECT TO USES DESCRIBED ON MAP I: LAND USE. WHERE MAP I (THIS MAP) PROVIDES FOR POSSIBLE R-N DISTRICT USES AND EVEN IF SUCH R-N DISTRICT USES ARE NOT INDICATED ON MAP I, SUCH USES MAY BE PERMITTED IN APPROPRIATELY REHABILITATED STRUCTURES. ALL R-N DISTRICT USES MUST COMPLY WITH THE "STANDARDS FOR DEVELOPMENT" IN PART ONE OF THE PLAN.

THE PREPARATION OF THIS MAP WAS FINANCED IN PART THROUGH A FEDERAL LOAN AND GRANT FROM THE URBAN RENEWAL ADMINISTRATION OF THE HOUSING AND HOME FINANCE AGENCY UNDER THE PROVISIONS OF TITLE I OF THE HOUSING ACT OF 1949, AS AMENDED.



THE REDEVELOPMENT PLAN

MAP II
JULY 21, 1964

SAN FRANCISCO REDEVELOPMENT AGENCY • 525 GOLDEN GATE AVENUE • SAN FRANCISCO 2 • CALIFORNIA

DOCUMENTS DEPT.
SAN FRANCISCO
PUBLIC LIBRARY

RELOCATION PROGRAM

Appendix C to:
Report on
the Redevelopment Plan
for the Western Addition
Approved Redevelopment
Project Area A-2

SAN FRANCISCO REDEVELOPMENT AGENCY

R E L O C A T I O N P R O G R A M

APPENDIX C to the
REPORT ON
THE REDEVELOPMENT PLAN
FOR THE WESTERN ADDITION
APPROVED REDEVELOPMENT
PROJECT AREA A-2

San Francisco Redevelopment Agency

July 21, 1964

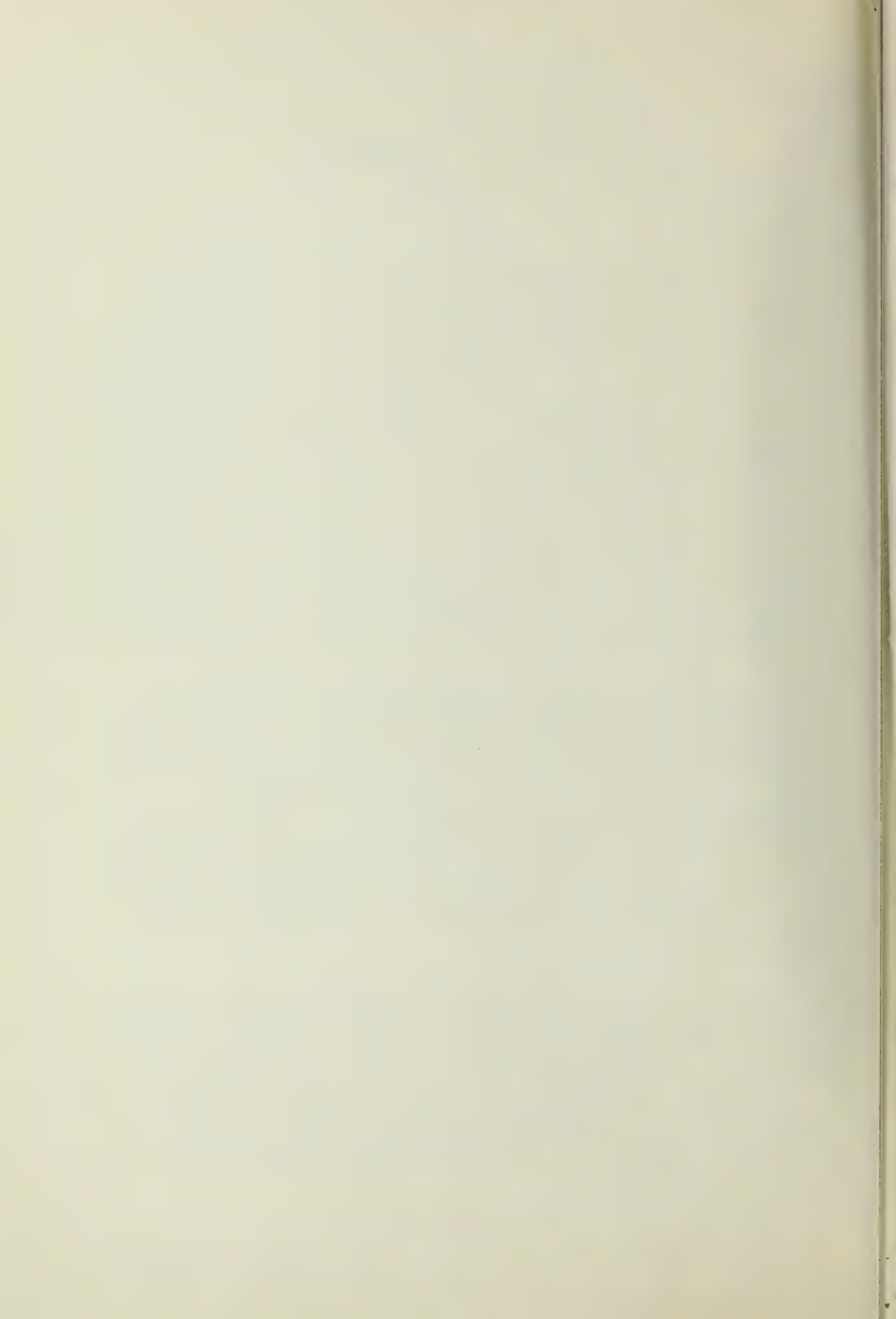
REPORT ON
MINORITY GROUP CONSIDERATIONS
(R 215)

All housing in the project area will be available to families on an open-occupancy basis. Implementation of this policy will be facilitated because of plan proposals for inclusion of a large supply of moderate-priced private housing. Fourteen hundred units of Section 221(d)(3) moderate-priced private housing have been programmed for construction in the area, and 800 units of moderate-priced housing will be available in Western Addition A-1 and Diamond Heights. Still another source of supply will be the approximate 2200 existing units which may be rehabilitated within the project. Thus, the supply of standard housing at moderate costs which will be available to families on an open-occupancy basis should actually increase as a result of the redevelopment program.

Representative leadership of minority groups has been consulted as plans for the project were developed. Japanese and Negroes are the two minority groups represented in large numbers in the project population.

The United Committee for the Japanese Community, a group of Japanese civic and business representatives who wish to retain their interests in the area, have cooperated with the Agency in developing suitable plans for a four-block area.

Negro leadership has also been consulted and kept informed of planning for Area 2. Agency staff has had continuing contact with a number of community groups and organizations whose primary interest is that of minority group consideration. Included among them are the Afro-American Association, Council for Civic Unity, National Association for the Advancement of Colored People,

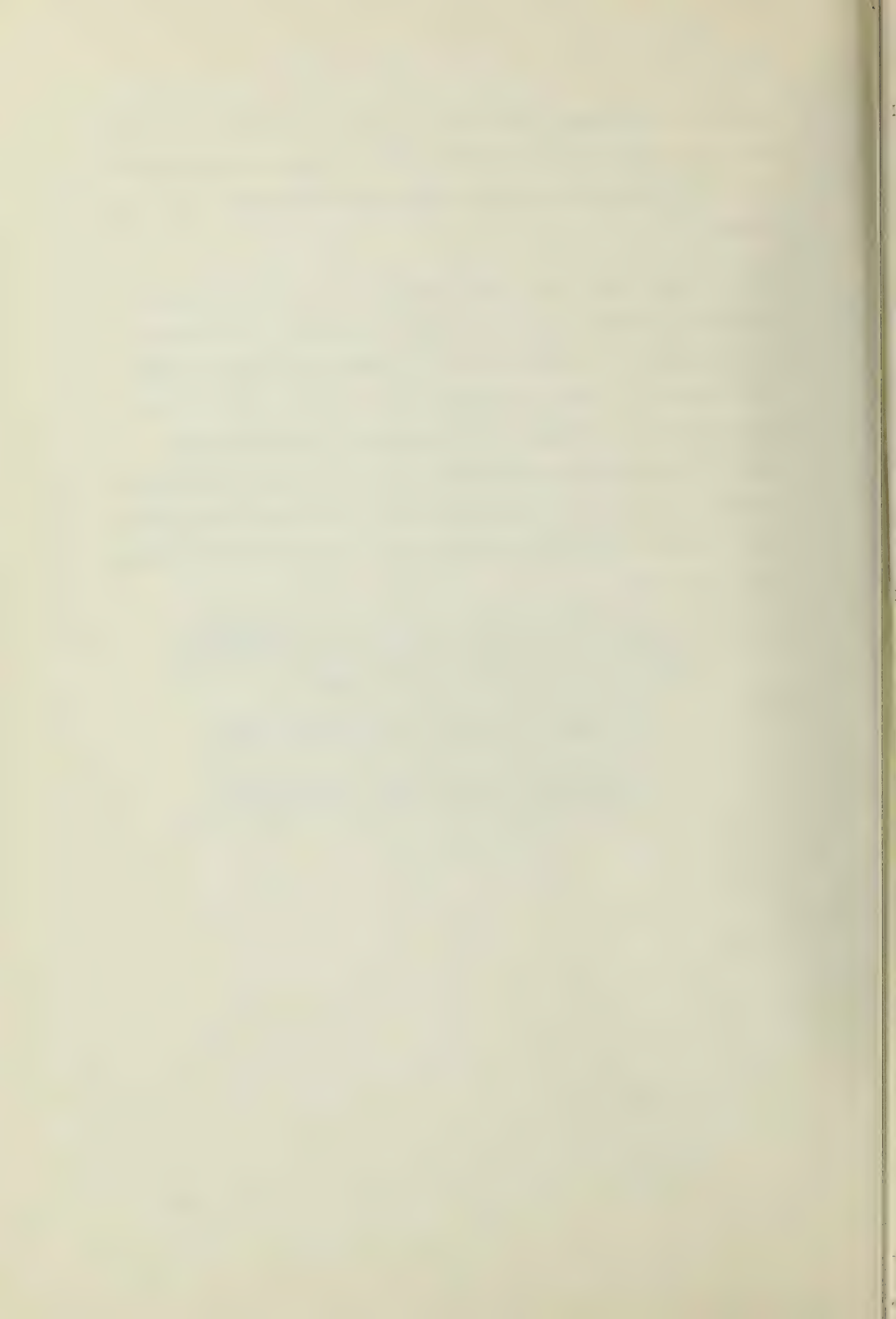


and Bay Area Urban League. Extensive discussions have been held with individual Negro ministers as well as with their coordinating groups known as the Baptist Ministerial Alliance and the Inter-denominational Ministerial Alliance.

Another avenue through which Negro leadership in the community has been consulted is the Western Addition District Council and its subcommittee on redevelopment. The Council acts as the coordinating body for public and private agencies and citizen groups with an active interest in the Western Addition. The organization has included in its membership a number of minority group representatives. The following excerpt from the Council's subcommittee on redevelopment report concerning the Relocation Plan for Western Addition Area 2 is indicative of the attitude of organizations in that area:

"The Committee recommends a District Council expression of confidence in the Redevelopment Agency's approach to the planning of the Area 2 Project and specific endorsement of the following aspects of the plan:

1. the provision for early contact with residents to inform them about the redevelopment program;
2. the provision for attention to social problems and needs of residents, either resulting from, or brought to light by, the redevelopment process."



PREFATORY NOTE

I. Attached as Appendix N is a copy of the Agency letter to Mayor Shelley in response to his report entitled "A Housing Program for San Francisco." At the Mayor's request, this letter adjusts the relocation schedule from a three-year to a five-year period.

The Agency's studies have shown that a three-year relocation period is feasible and the proposed three-year schedule has been used mainly as a planning device to be lengthened, if necessary, after the project goes into execution. However, the five-year period makes even more housing resources available for relocation and figures throughout the Relocation Report have been adjusted accordingly. The Agency's phasing program for acquisition, relocation, clearance and development has also been adjusted as requested by Mayor Shelley to coincide with the five-year minimum relocation period. This adjusted phasing program was included as an attachment to the May 22 letter to the Mayor.

II. Since the revision of the relocation program in August 1963 two changes have been made which affect the number of families eligible for low-rent public housing.

A. The estimated number of units available annually through turnover in existing low-rent public housing has increased from 1310 per year to 1700 per year.

Figures throughout the text have been adjusted accordingly with the exception of Appendices B and H.

B. The income limits for families displaced by urban renewal projects have been raised allowing persons with higher incomes to be eligible for public housing. Therefore, the chart on page 10, showing the old limits should be revised as follows:

<u>NO. OF PERSONS</u>		<u>BASE INCOME LIMIT</u>	<u>1 MINOR</u>	<u>2 MINORS</u>	<u>3 MINORS</u>
2	Annual	\$4,800.00	\$4,900.00	\$5,000.00	\$5,100.00
	Monthly	400.00	408.33	416.67	425.00
3 or 4	Annual	\$5,040.00	\$5,140.00	\$5,240.00	\$5,340.00
	Monthly	420.00	428.33	436.67	445.00
5 or more	Annual	\$5,400.00	\$5,500.00	\$5,600.00	\$5,700.00
	Monthly	450.00	458.33	466.67	475.00

This change affects Appendices B, D-1, G, H and I in a positive manner: It will make low-rent public housing available to more residents who will be displaced.

III. Page 14, Paragraph 1

During March and April of 1964 the Agency staff personally delivered to every residence, business and institution in the area copies of Information Release No. 3. Although the plans had not been approved by the Agency, City and County at this point, this release was used to answer questions and again inform the residents about the redevelopment program for the area. In total 11,000 copies of Information Release No. 3 were mailed and distributed in the area. An additional 3,000 copies were sent to interested organizations and civic groups.

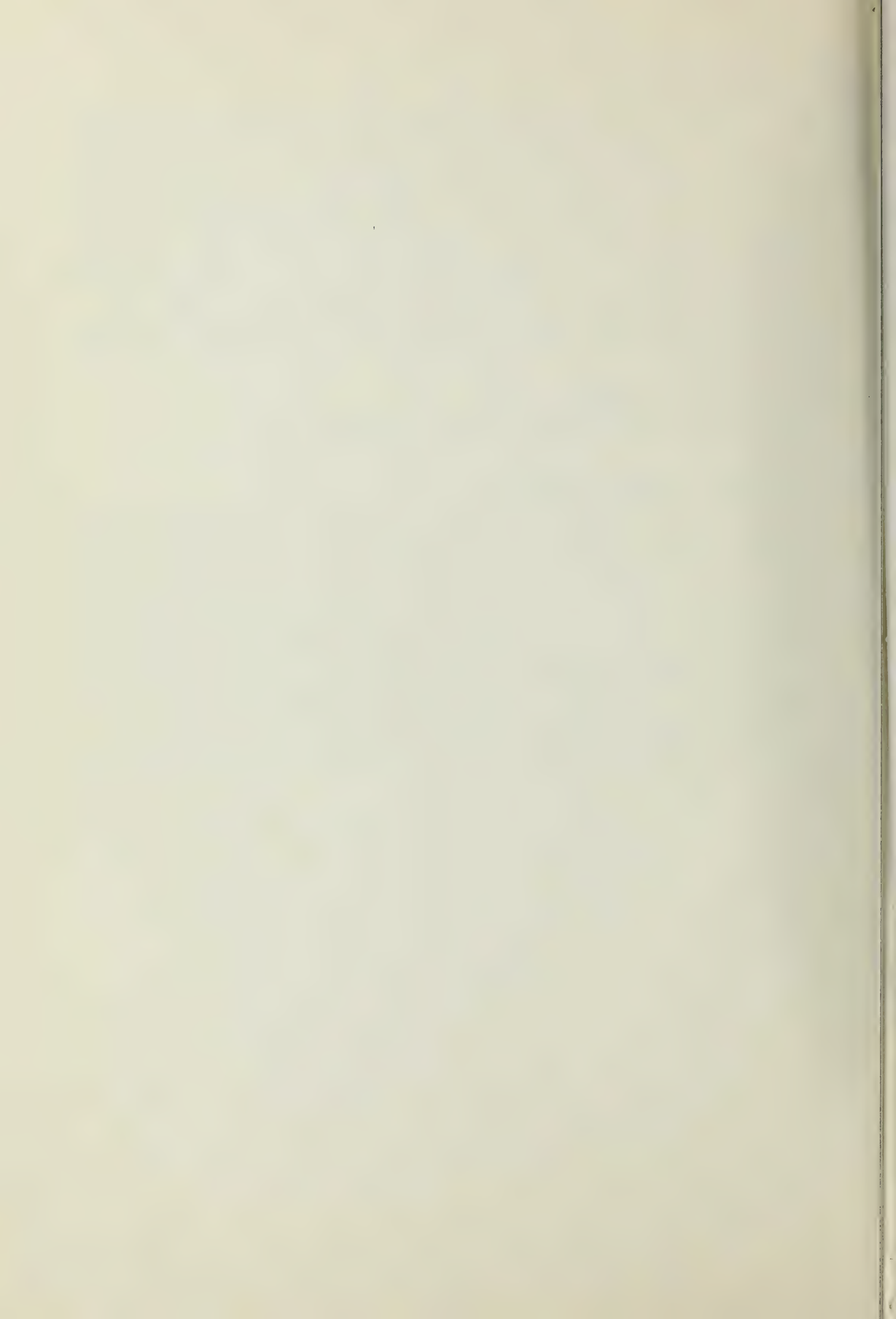
IV. Page 25, Last Paragraph

The Agency now has a Moderate-priced Private Housing staff.

V. Appendix D-1, Page 1 - Form H-6122

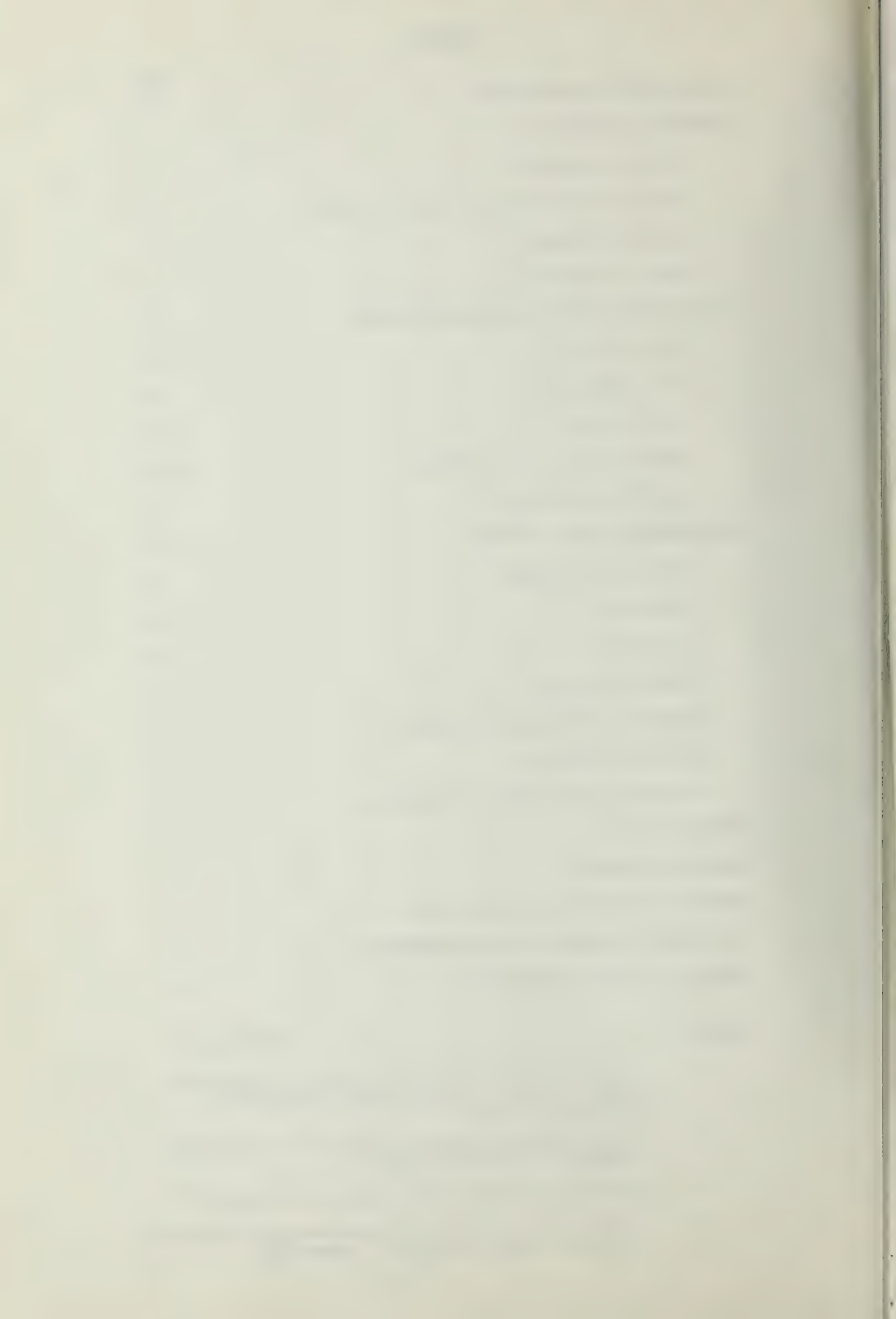
Section V of form H-6122 indicates that 75 families will be rehoused in new units. Although an analysis of the incomes of Western Addition Area 2 residents has shown that approximately 870 families will be able to afford new housing planned for the area, only the limited number of families which studies have indicated cannot be rehoused in existing housing are proposed for new units on Form H-6122. It is likely that more of the 870 families will wish to take advantage of new housing thus reducing the requirements for existing units.

June 1, 1964



CONTENTS

	Page
ADMINISTRATIVE ORGANIZATION	1
RELOCATION STANDARDS.	3
Physical Standards	3
Standards for Displacee's Ability to Pay	6
Location Standards	7
Temporary Relocation	7
PROPOSALS FOR OBTAINING RELOCATION HOUSING.	8
Private Housing.	8, 13
Finder's Fee Program	9
Public Housing	9, 12
Moderate-Priced Private Housing.	12, 25
Senior Citizen Housing	13
RELATIONS WITH SITE OCCUPANTS	14
Informational Program.	14
Interviews	16
Site Office.	16
Housing Referrals.	16
Inspection of Relocation Housing	17
Tracing of Families.	17
Additional Aids Offered to Occupants	17
EVICTION POLICY	20
RELOCATION PAYMENTS	20
SOURCE OF INFORMATION FOR FORM H-6122	21
DISPLACEMENT BY STATE AND CITY DEPARTMENTS.	22
REHOUSING OF SINGLE INDIVIDUALS	24
APPENDIX.	Following 27
A-1 - Letter to URA describing experiment and requesting authorization to include Finders Fee Program in Relocation Program	
A-2 - Letter from URA authorizing inclusion of Finders Fee Program in Relocation Program	
A-3 - Supplementary Information - Finders Fee Program	
B* - Letter from San Francisco Housing Authority regarding preference and availability of apartments.	



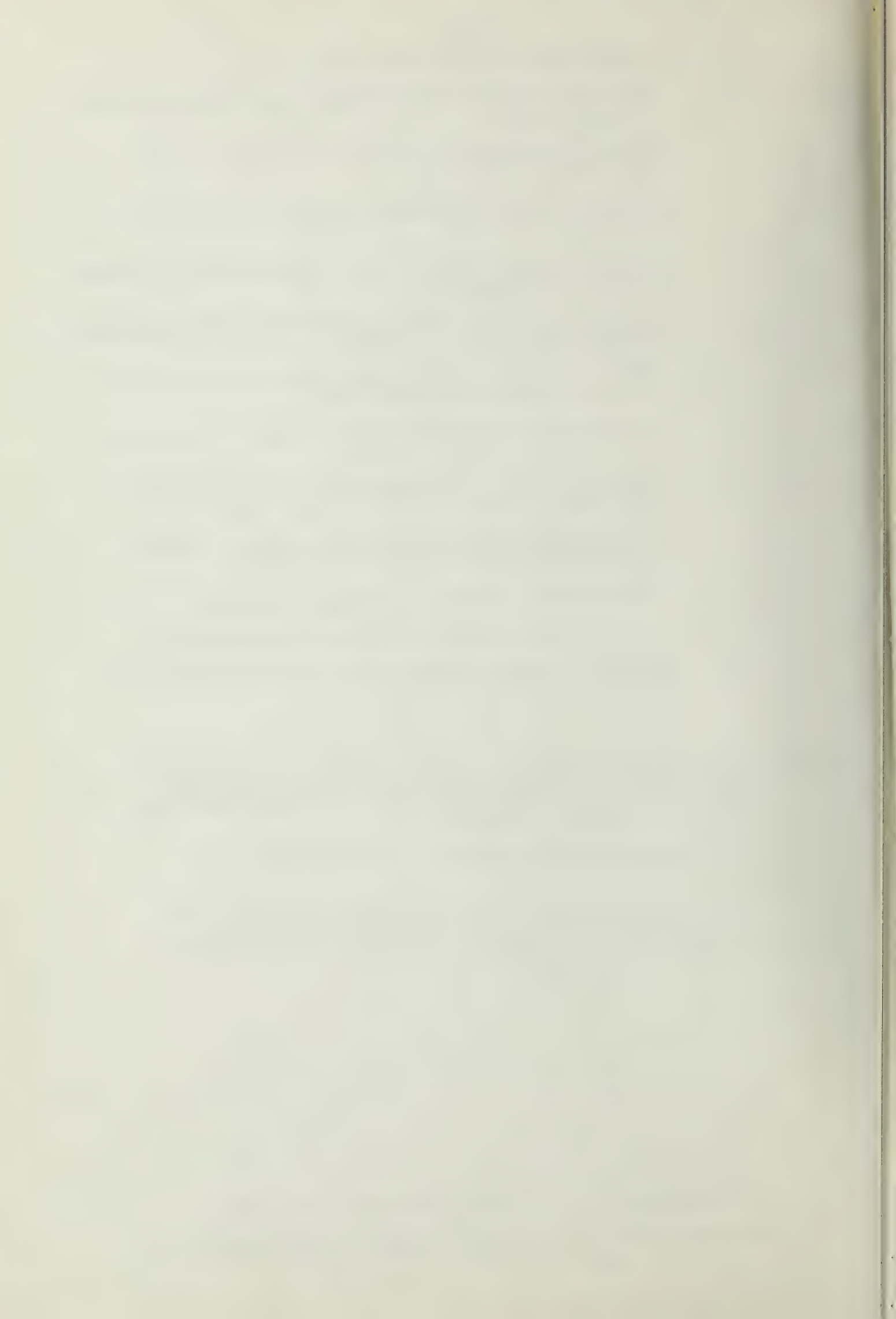
- C - Informational Statement to Residents
- D-1** - Form H-6122: Estimated Housing Requirements and Resources for Displaced Families
- D-2 - Narrative Explanation of form H-6122 and Estimated Housing Requirements and Resources
- D-3 - Estimated Housing Requirements and Resources for Single Individuals
- E - Reference: Project Service Company, Sample Survey of Residents of Western Addition Area 2
- F - Reference: Real Estate Research Corporation, Relocation Housing Analysis, San Francisco, California
- G** - Summary of Total Estimated Rehousing Needs - Western Addition Area 2, South of Market, Hunters Point
- H* - Estimated Number of Families from Redevelopment Areas who will move Into Permanent Public Housing
- I** - Estimated Rehousing Needs and Resources, Families, Western Addition Area 2, South of Market, Hunters Point
- J - Estimated Rehousing Needs and Resources, Singles, Western Addition Area 2, South of Market, Hunters Point
- K - FHA feasibility letter; Mission Neighborhood Centers
- L - FHA feasibility letter; San Francisco Redevelopers, Inc.
- M - FHA letter regarding Western Addition moderate-priced private housing

Note: Two changes have occurred in relation to low-rent public housing in San Francisco since submittal of this report to the Urban Renewal Administration, both of which will increase the public housing which can be made available to residents:

1. The annual turnover in existing public housing units has increased from 1310 to 1700.
2. The limits for public housing eligibility were raised by the San Francisco Housing Authority, effective Dec. 11, 1963; therefore families with higher incomes are now eligible for low-rent public housing.

* - This appendix does not reflect change No. 1 listed above.

** - This appendix does not reflect change No. 2 listed above.



Revised August 28, 1963

RELOCATION REPORT

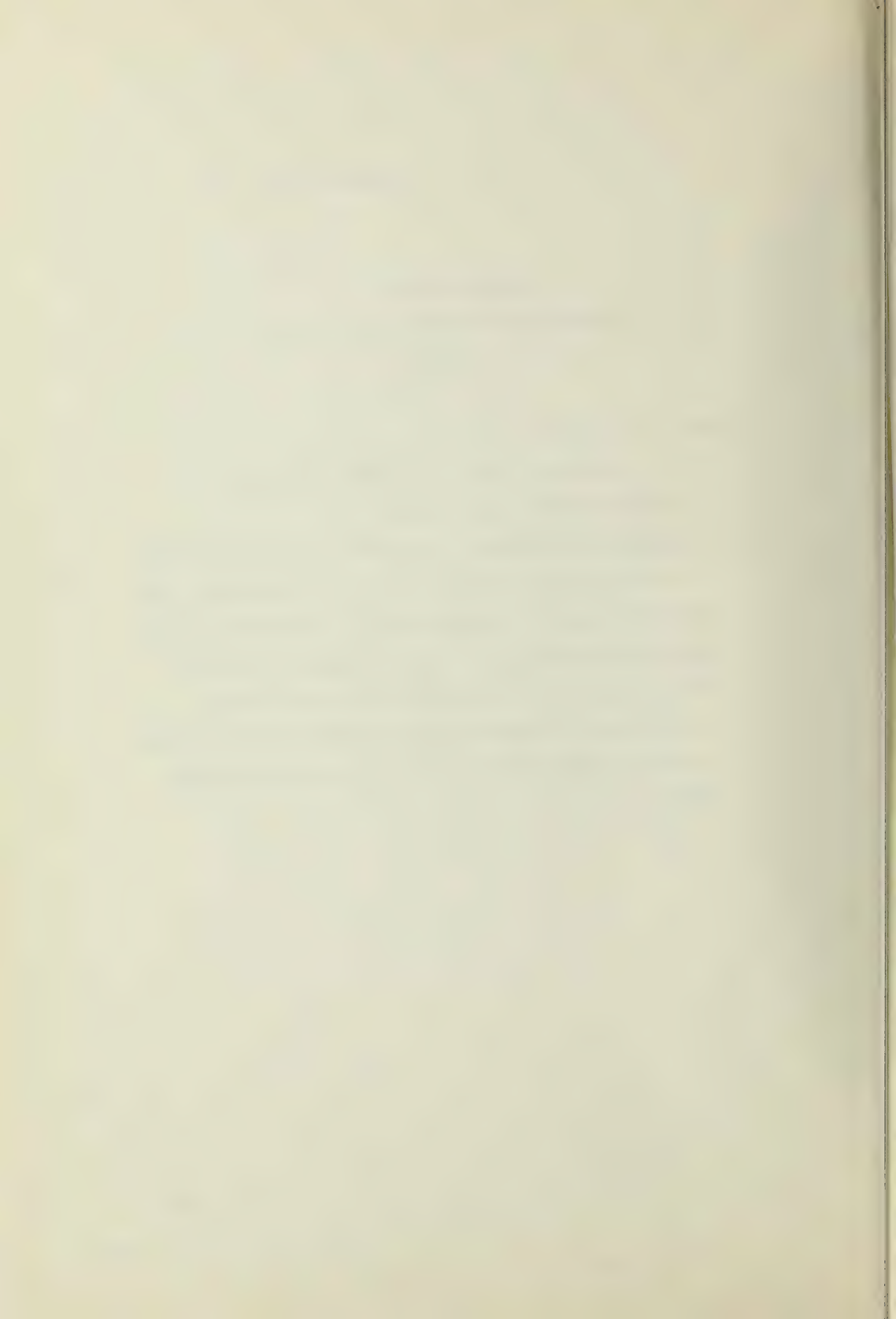
WESTERN ADDITION AREA 2 - CALIF. R-54

(R 223)

A. Administrative Organization

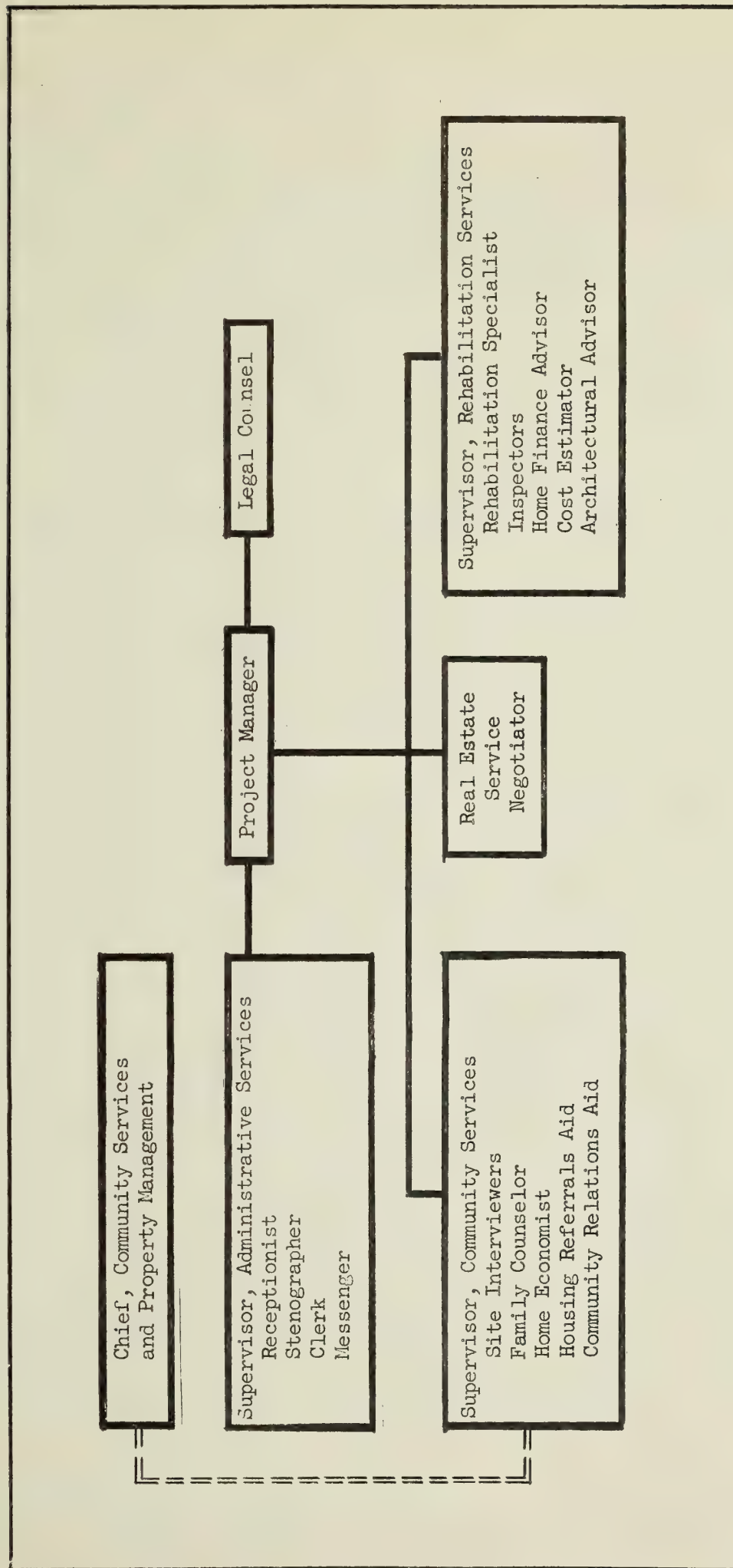
1. All relocation operations will be administered by the San Francisco Redevelopment Agency.
2. The Agency has established a site office in the project area from which the relocation operations will be conducted. The Project Manager will be responsible to the Executive Director and his Deputy for project operations from the site office. The relocation staff (Community Services staff) will be administratively responsible to the Project Manager but under technical guidance of the Chief of the Community Services Division.

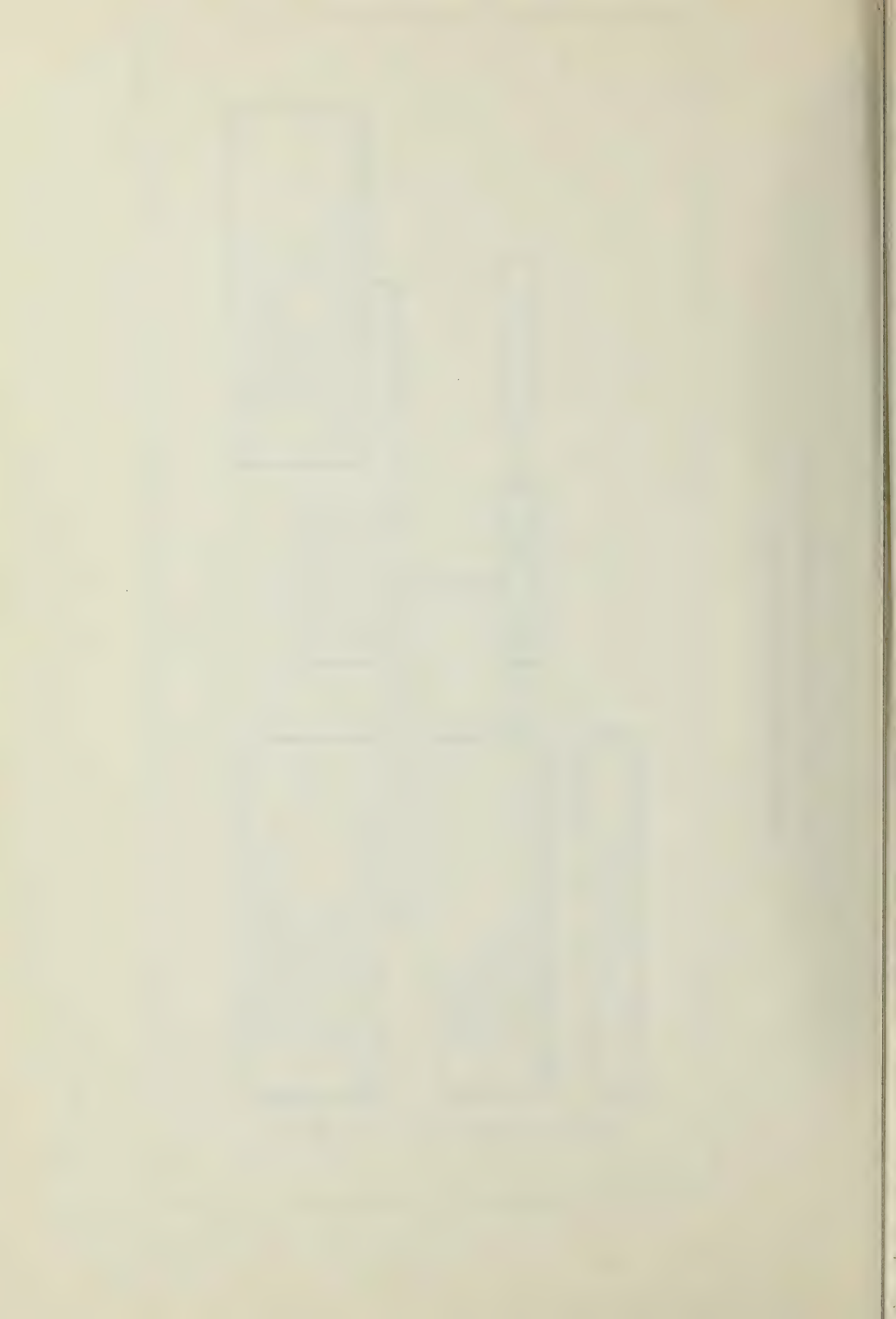
(R223)



ORGANIZATION OF SAN FRANCISCO REDEVELOPMENT AGENCY

WESTERN ADDITION AREA 2 SITE OFFICE





B. Relocation Standards

1. Physical Standards

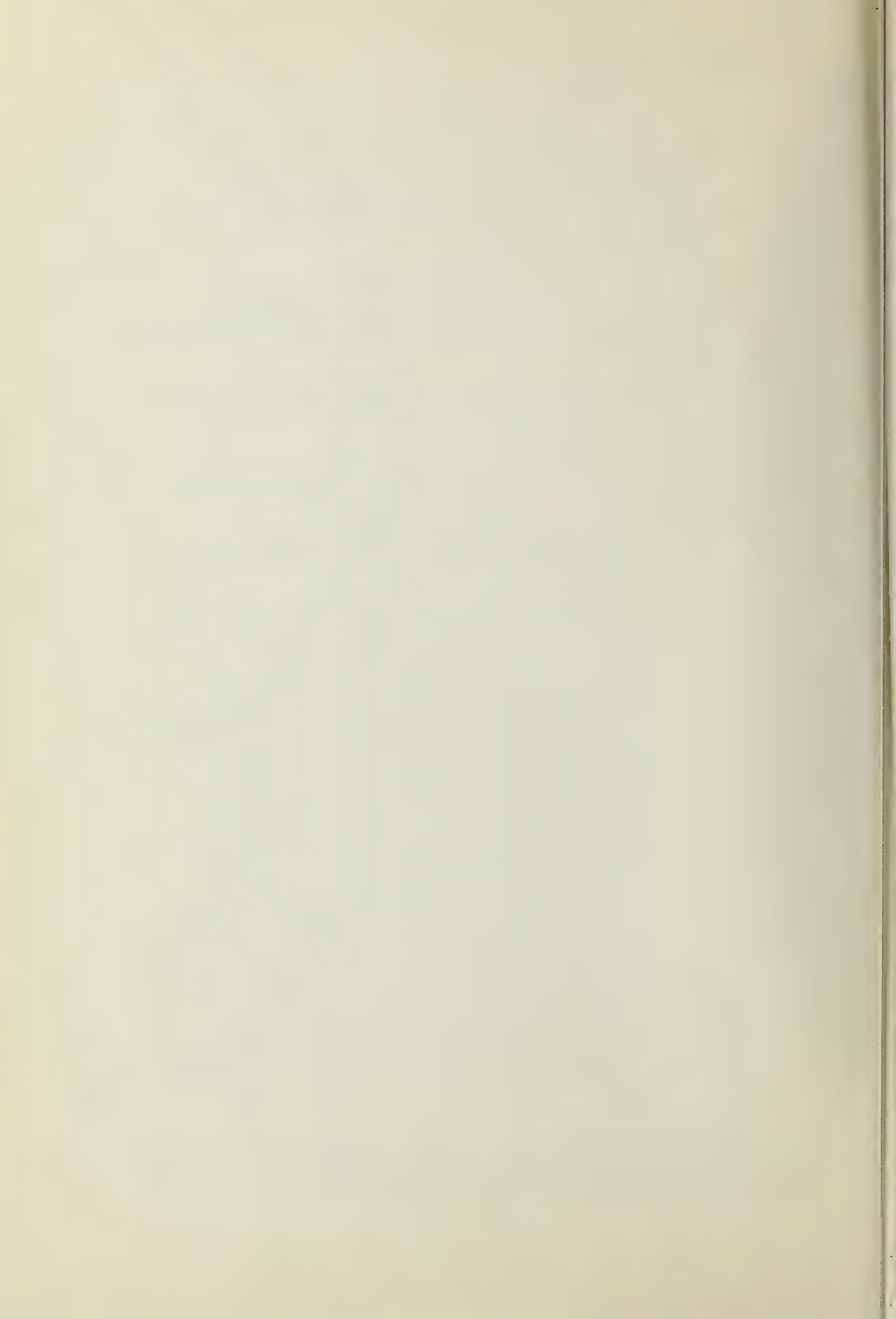
The physical standards for relocation housing, based on the 1961 Health and Safety Code, Part I, State Housing Act, and the Housing Code of the City and County of San Francisco, effective January 1962, are as follows:

a. Sanitary, heating, cooking, and lighting facilities:

- (1) Yards, courts, and subfloor areas must be adequately drained.
- (2) The building should be connected to the public water supply and sewers.
- (3) The building shall have the proper means of egress.
- (4) No fire hazards shall be present.
- (5) Yards, courts, and subfloor areas must be free of rubbish.

- (6) Every relocation unit shall be provided with a water closet, a lavatory, and a bathtub or shower. 1/
These facilities shall be for the exclusive use of the occupants of the relocation unit with the exception of relocation units in hotels. Hotels shall provide on each floor for each sex at least one water closet and lavatory compartment and one bathroom accessible from a public hallway. Additional water closet and lavatory compartments and bathrooms shall be provided on each floor for each sex occupying the floor at the rate of one for every additional 10 guests, or fractional number thereof, in excess of 10.
The lavatory and bathtub and/or shower shall have hot

1/ A relocation unit as described herein is one or more rooms, occupied or intended for occupancy as separate living quarters, in a standard dwelling, apartment house, hotel, or lodging house.

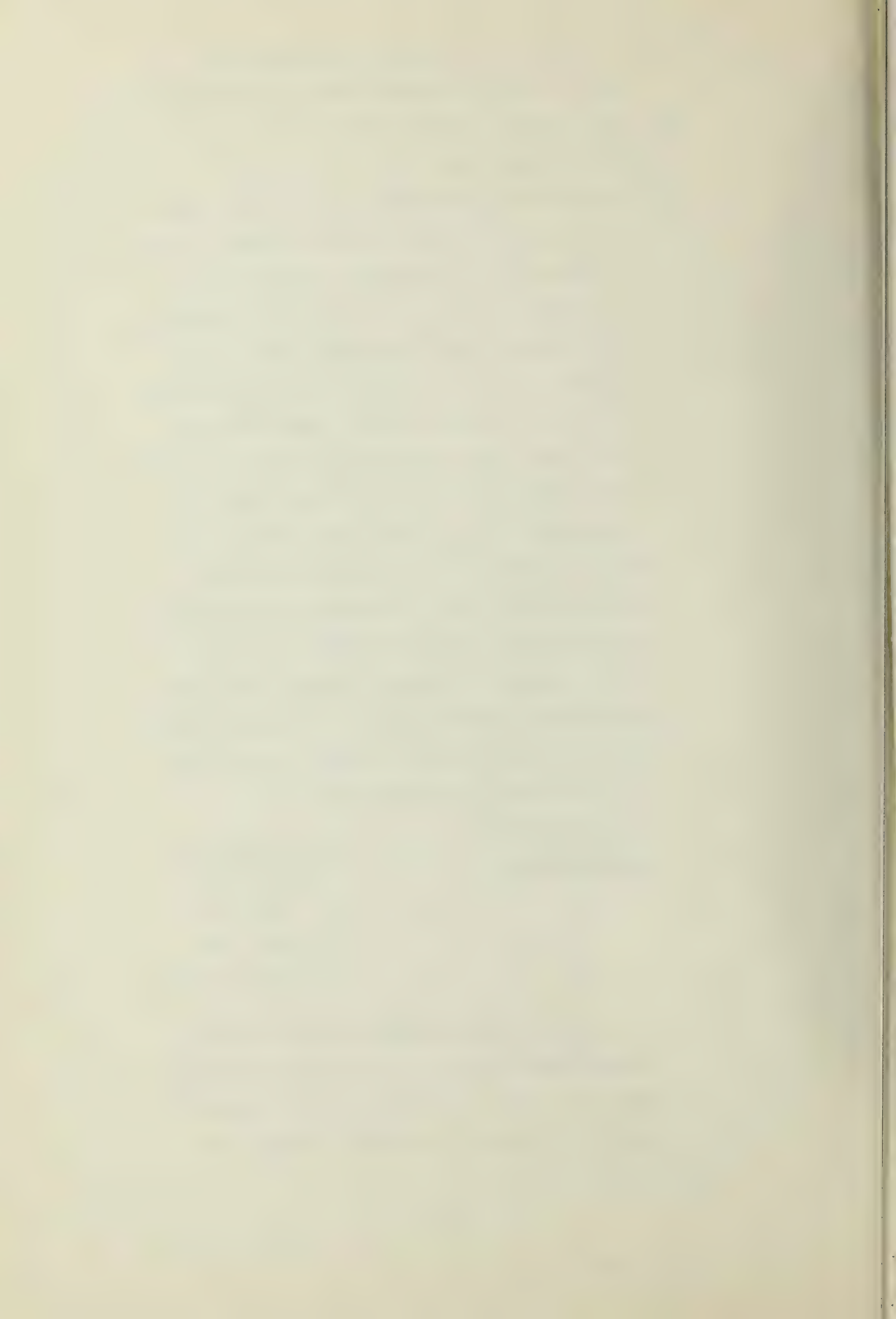


and cold running water. Rooms containing these fixtures shall be adequately lighted and ventilated.

- (7) Every relocation unit shall have heating facilities which are adequate and safe.
- (8) Each relocation unit shall be provided with a kitchen having adequate facilities for the preparation, storage, and preservation of food and every kitchen shall be provided with a kitchen sink constructed of approved nonabsorbent and impervious material. Each kitchen shall have no less than 50 square feet of superficial floor area. It shall be properly lighted and ventilated. Each kitchen shall contain a sink with hot and cold running water. The kitchen shall be for the exclusive use of the occupants of the relocation unit with the exception of relocation units in hotels. A maximum of three community kitchens may be established on each floor of a hotel where there is a legal residential occupancy. A maximum of 10 guest rooms shall be served by a community kitchen. The required superficial floor area according to number of guest rooms is set forth in the following table:

<u>No. of Guest Rooms Served by a Community Kitchen</u>	<u>Minimum Superficial Floor Area</u>
6	100 square feet
8	120 square feet
10	140 square feet and over

- (9) Rooms used for living, sleeping, cooking, or eating purposes shall have no less than an eight-foot ceiling height and a window area $\frac{1}{8}$ of the floor area or 12 square feet, whichever is greater. In some cases,



Where the original use of the building has not been changed, a ceiling height of no less than seven feet six inches will be allowed.

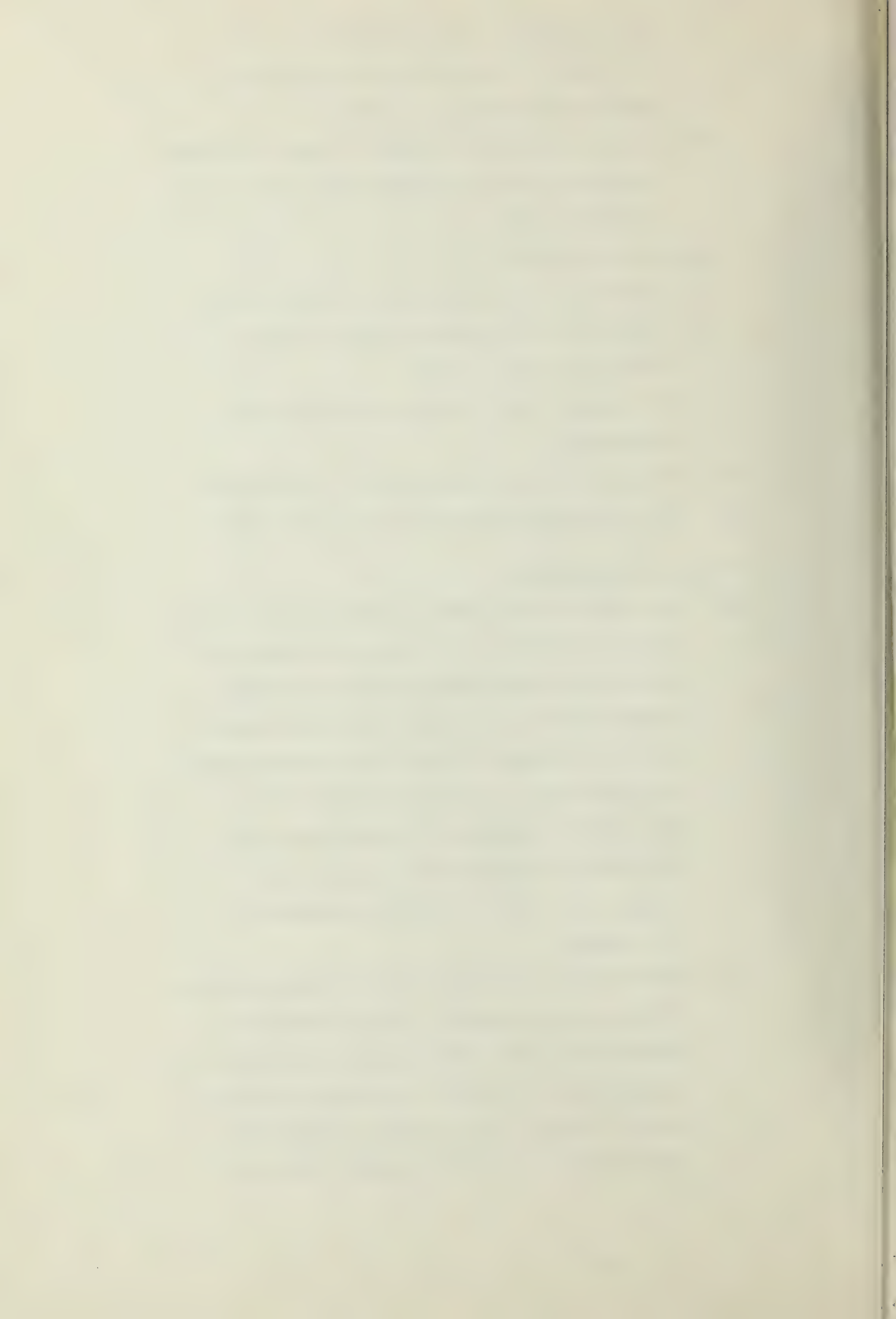
- (10) Electric wiring shall be adequate and safe. Electrical convenience outlets and fixtures shall be safe and in good working order.

b. Structural Requirements:

- (1) Foundations must be adequate and in good condition.
- (2) Floors should not sag nor should they be rotted.
- (3) Subfloor areas must be vented.
- (4) Roof, exterior walls, windows, and doors must be weatherproof.
- (5) Interior walls and ceilings shall be in good repair.
- (6) Stairs and stair railings shall be in good repair.

c. Occupancy Requirements:

- (1) No sleeping room shall have less than 100 square feet of superficial floor area. In some cases where the original use of the building has not been changed, a superficial floor area of not less than 70 square feet will be allowed. If more than two people occupy the sleeping room, an additional 50 square feet of space shall be required for each additional person. There shall be a maximum of four people to each sleeping room, bearing in mind the age and sex of the occupants.
- (2) No unfurnished room shall be used for living, sleeping, cooking, or eating purposes. A cellar room will be permitted for living purposes but not for sleeping, provided the room conforms to standards in all other respects, and only upon the approval of either the Superintendent of Building Inspection or Director of



Department of Public Health. The walls and floor of every basement or cellar which are below ground level shall be waterproof and dampproof.

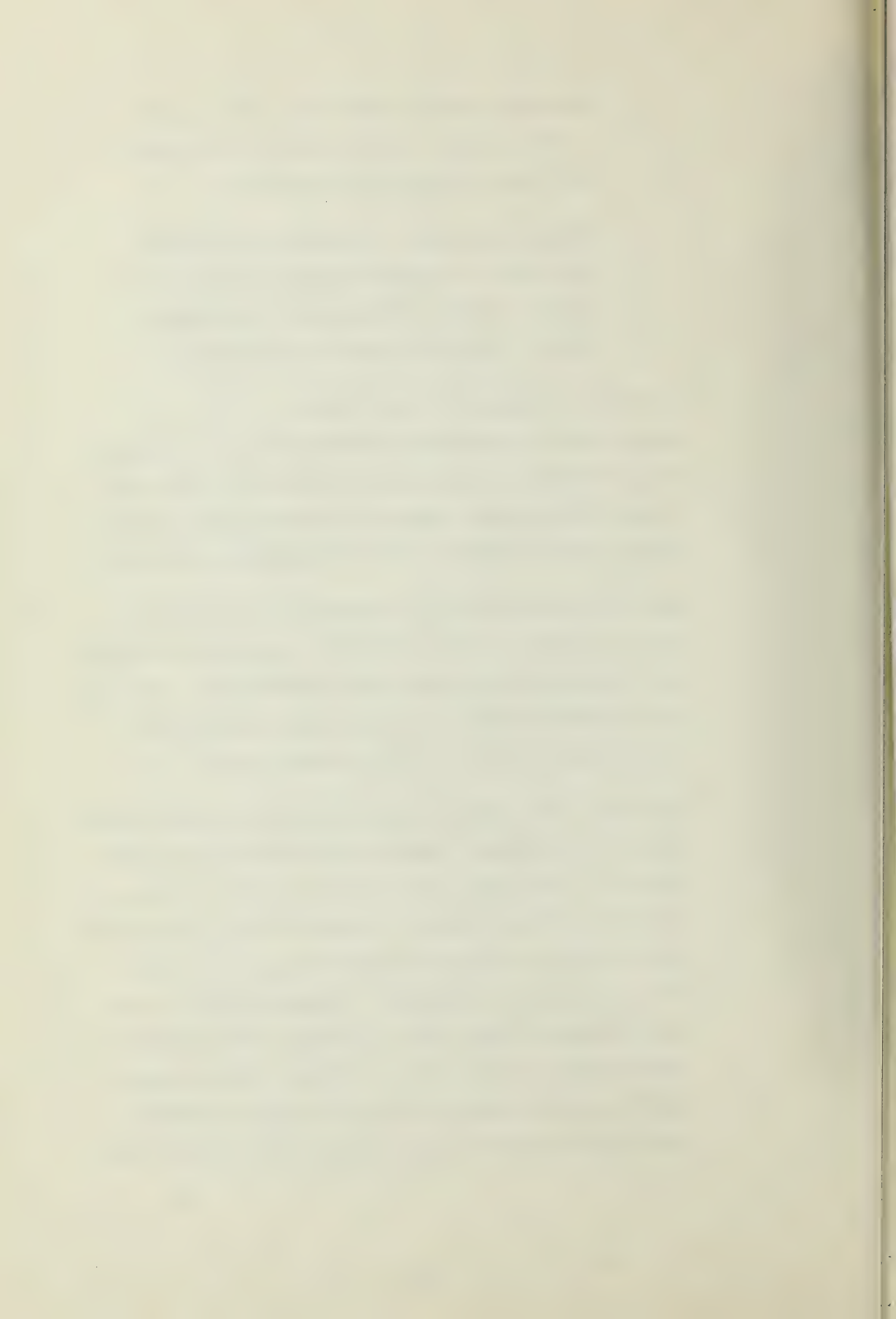
Buildings which have a valid Permit of Occupancy comply with the physical standards for relocation housing. However, dwelling units in buildings not having a Permit of Occupancy may be standard.

2. Standards for Displacees' Ability to Pay

Renters are the overwhelmingly predominant group in the project area. According to a sample survey of the project area by the Project Service Company, completed in February 1962, 95 percent of the total of 6,888 family heads and individuals are renters.

Generally, displacees will be considered able to pay approximately 20 percent of their gross monthly income for gross monthly rent. According to the sample survey mentioned above, the median of rents presently paid by all family heads and individuals conforms fairly closely to this 20 percent standard.

According to the opinion expressed by the Federal Housing Administration in its pamphlet, "Estimating Ability to Pay for a Home," FHA No. 201, revised May 1962, there are no reliable criteria for determining a family's ability to purchase housing. The pamphlet indicates that the median monthly housing expense for a home owner, expressed as a percentage, is roughly 20 percent of the effective monthly income, which is defined as "Take-Home Pay After Deducting Federal Income Tax Withheld." Monthly housing expense includes mortgage principal and interest, mortgage insurance premium, hazard insurance premium, taxes and any special



assessments, maintenance and repairs, utilities, and fuel for cooking. In making referrals to sales housing, this Agency will follow the general percentage (20 percent) indicated as the median monthly housing expense, with the total price of the home not to exceed approximately $2\frac{1}{2}$ times the annual income. In addition, such factors as future income, previous housing expense, size of family, and other financial obligations will be considered.

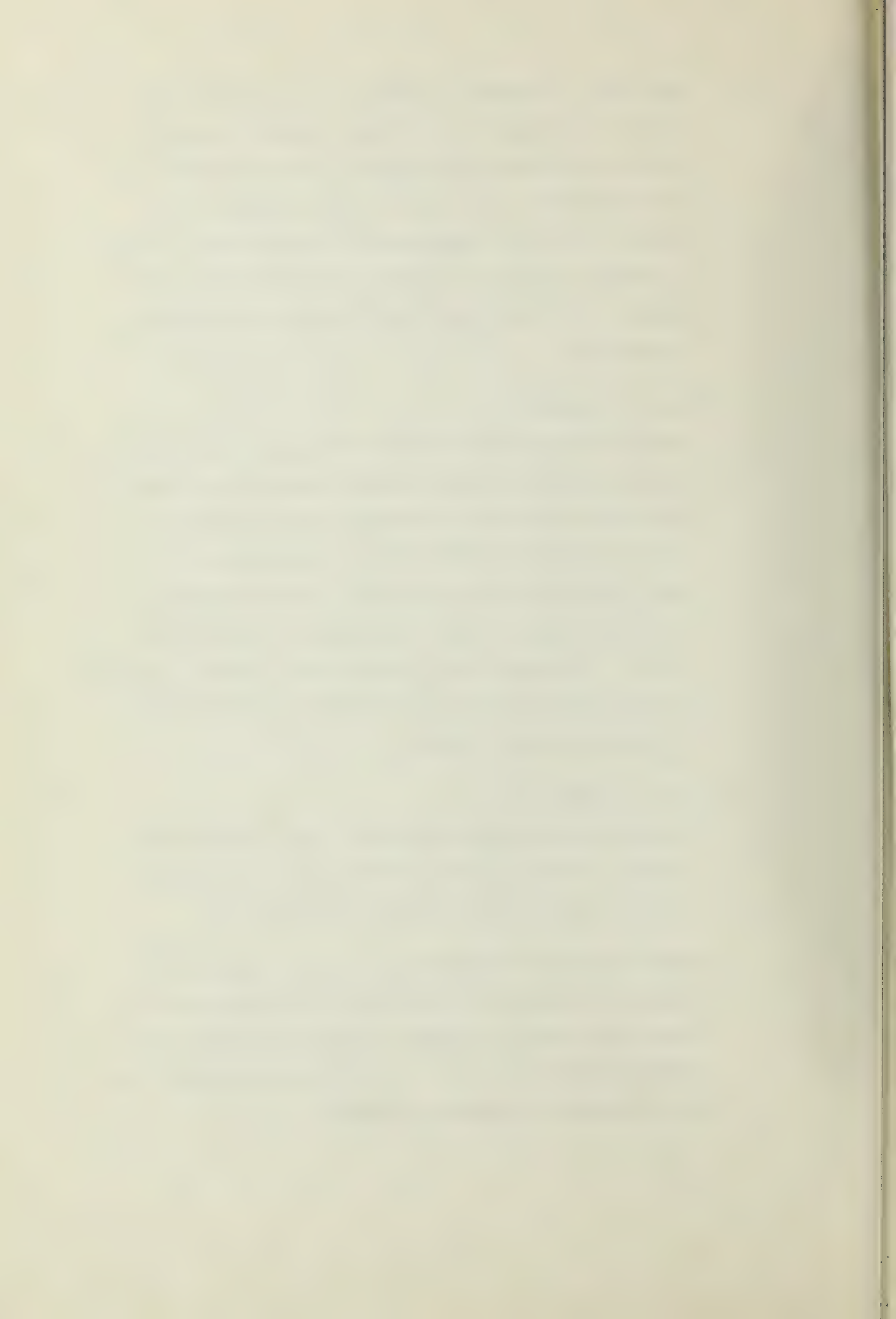
3. Location Standards

In view of the relatively small area which San Francisco covers and the excellent public and commercial transportation systems in the City of San Francisco, the Agency has designated any area in the City as acceptable for relocation housing. The Agency, however, will make every effort to refer displacees to housing in areas as close to their places of employment as possible. In regard to public utilities and commercial facilities, the areas shall be no less desirable than those areas in which the displacees formerly resided.

4. Temporary Relocation

Temporary relocation shall be used only when it is absolutely necessary. If such temporary relocation becomes necessary, the Agency will use vacancies within the project area.

Temporary relocation housing will be in a safe and habitable condition and shall be at least as good as that which the displacees were formerly occupying. The obligation of the Agency to find these displacees decent, safe, and sanitary housing shall not be diminished by temporary relocation.



Temporary housing will be used to accommodate displacees for whom permanent housing has not been found under the following circumstances:

When it is necessary to meet a demolition deadline on a building which houses residents who have been unable to find adequate standard housing.

When it is not feasible to continue operating a building because of its physical location; or the small number of tenants makes it uneconomical to continue the operation.

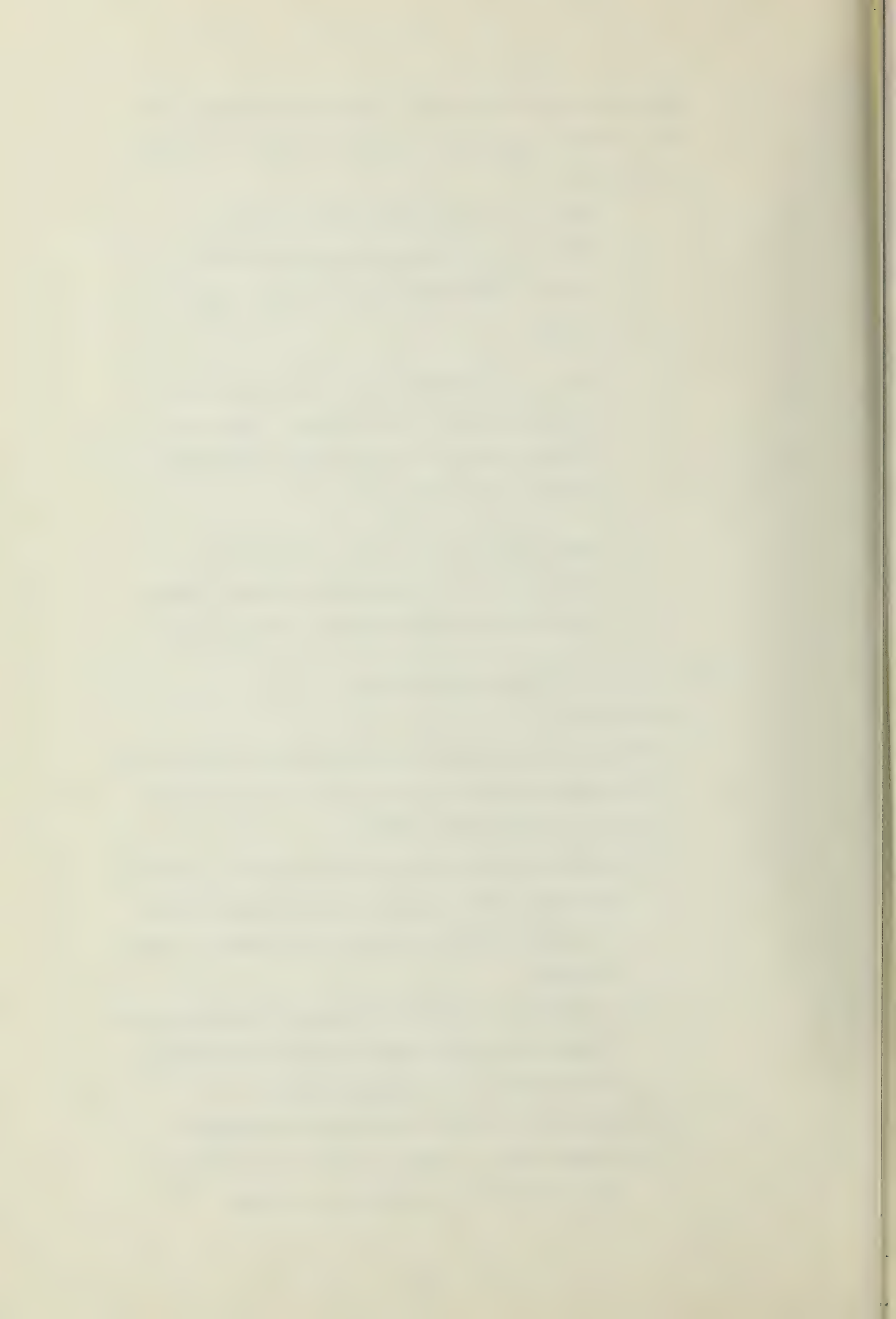
When the physical condition of a building is deteriorated to the extent that the Agency cannot allow occupancy even for a short period of time.

C. Proposals for Obtaining Relocation Housing

1. Private Housing

a. Information on available existing private housing vacancies, including the size and rents for each vacancy, will be obtained by the following methods:

- (1) Development of a file of owners, landlords, and agents who handle moderate-priced rental and sales housing. Such persons will be contacted as necessary to obtain listings.
- (2) Development of liaison with community organizations and leaders who agree to notify the Agency of available listings which come to their attention.
- (3) Daily check of classified section of newspapers.
- (4) Constant check for vacancy signs by staff during the course of their inspections of housing.



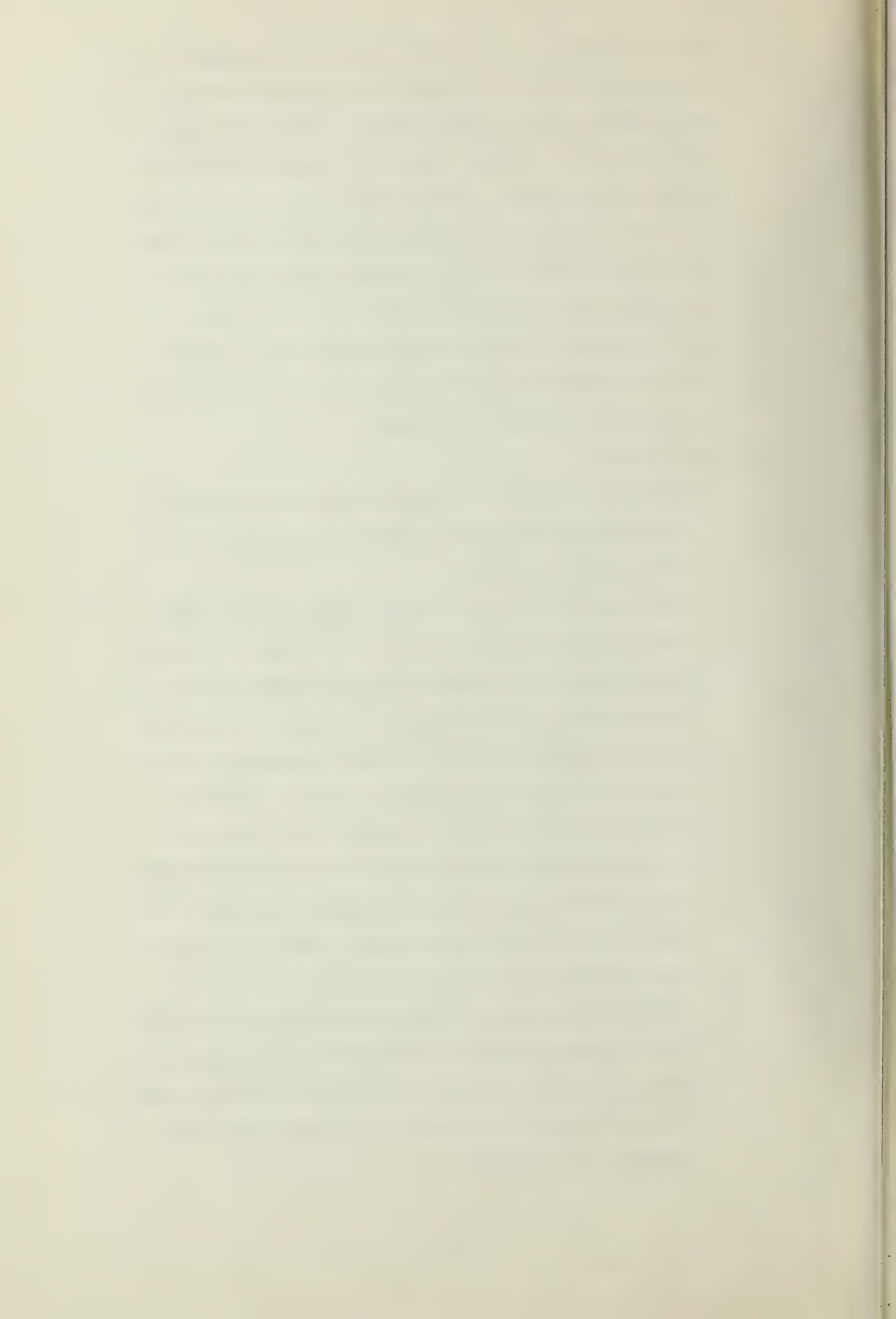
With the permission of the Federal Government, the Agency has already experimented with a Finder's Fee Program in order to obtain needed rentals of moderate price. Under this program, a payment is made to an owner, landlord, or agent who produces a standard dwelling unit of moderate rental which is accepted by an individual or family. The Urban Renewal Administration has approved use of the Finder's Fee Program for Area 2 residents as required. (See Appendices A-1, A-2, A-3). It is the conviction of the Agency that moderate-priced units for large families both white and nonwhite will become available through a well-publicized Finder's Fee Program.

2. Public Housing

- a. Arrangements made with the San Francisco Housing Authority for obtaining information on vacancies and making referrals are generally as follows:

The Housing Authority will appoint a member of its staff to handle referrals from the Agency. The Authority will submit semi-monthly written reports showing the current status of each tenant who has applied during the month as well as the status of former applicants. Applicants shall be listed on each report until they are shown as housed. A constant telephone check will be made by Agency staff to find out the status of each case referred so that necessary follow-up can be made as needed. The Housing Authority will give the Agency advance notice of new projects, specifying the anticipated completion dates and the number of units by size.

- b. Admission preferences for families displaced by public action have been adopted by the San Francisco Housing Authority. The Agency has received assurance from the Housing Authority that the preference will be applicable to Western Addition Area 2 residents. (See Appendix B).



The members of this Agency and the San Francisco Housing Authority have been meeting together periodically to establish a close working relationship and to resolve certain policy matters affecting the availability of public housing units in sufficient number to meet the needs of low income families to be displaced. As a result of these preliminary meetings, certain resolutions have been passed by the Housing Authority to assist this Agency in meeting its relocation requirements. These resolutions have established special income limits and admission policies for displaced families, and have pledged the Authority's cooperation with this Agency on the development of scattered-site public housing.

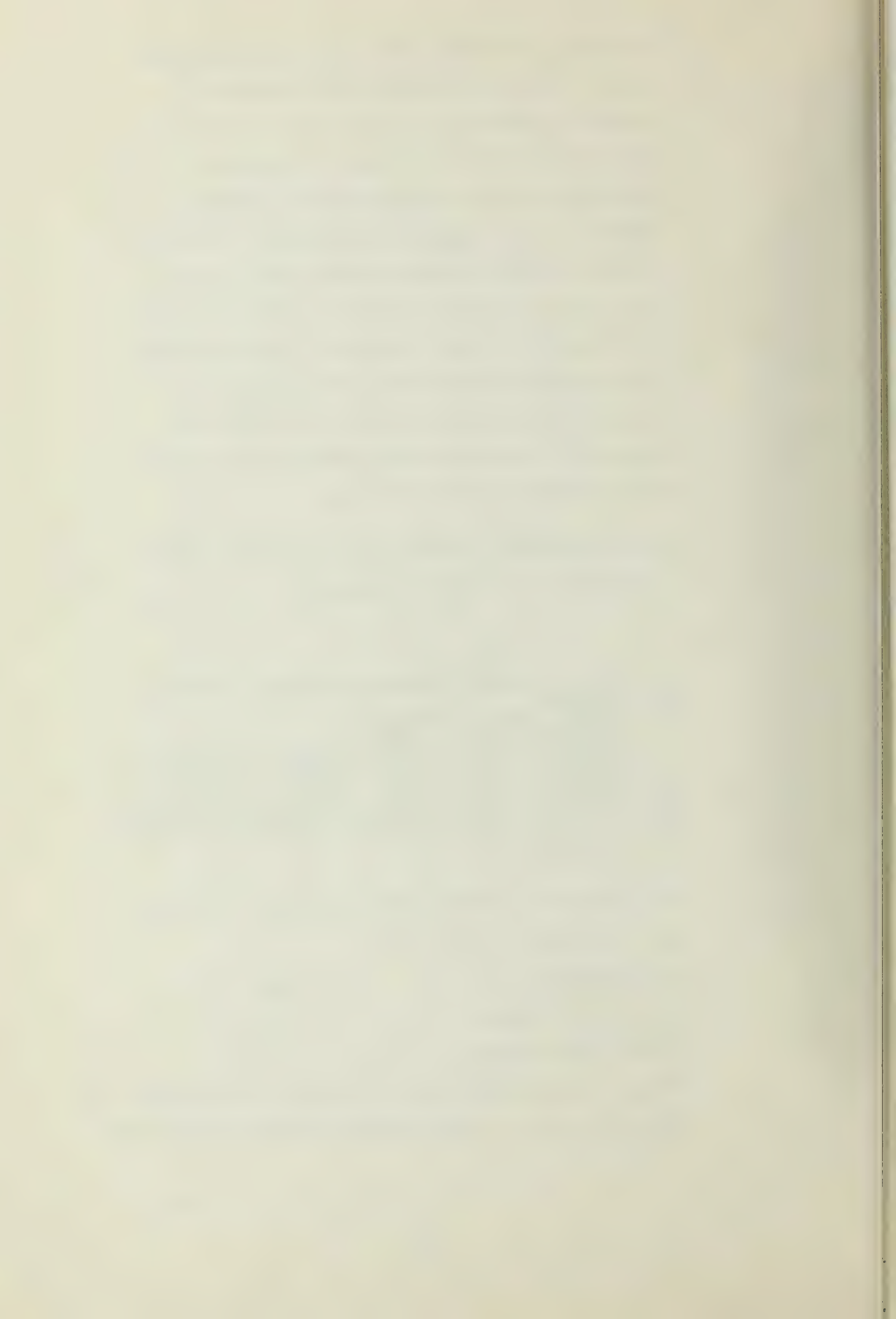
The following chart sets forth the special income limits to Public Housing for displaced families:

		Base Income Limit	1 Minor	2 Minors	3 Minors
2	No. of Persons				
	ANNUAL	\$4,500	\$4,600		
3 or 4	MONTHLY	375	383		
	ANNUAL	4,700	4,800	\$4,900	\$5,000
5 or more	MONTHLY	392	400	408	417
	ANNUAL	5,000	5,100	5,200	5,300
	MONTHLY	417	425	433	442
Note:		For each additional minor the maximum allowable income increases \$100.			

The minimum rent in public housing for displaced families is set forth in the following table:

<u>Size of Apartment</u>	<u>Rent</u>
Studio and one-bedroom	\$ 39
Two-bedroom	40
Three-or-more-bedroom	41

When the entire income is Aid to Needy Children or Indigent Aid, the minimum IA or ANC rent applies unless the established



rent-income ratio of 21.4 percent would require a higher rental. In such case, rent is computed as for displaced families.

Aid to Needy Children

<u>Persons</u>	<u>Minimum per Month</u>
2 or 3	\$56
4	61
5	62
6 or 7	67
8 or 9	70
10 or more	73

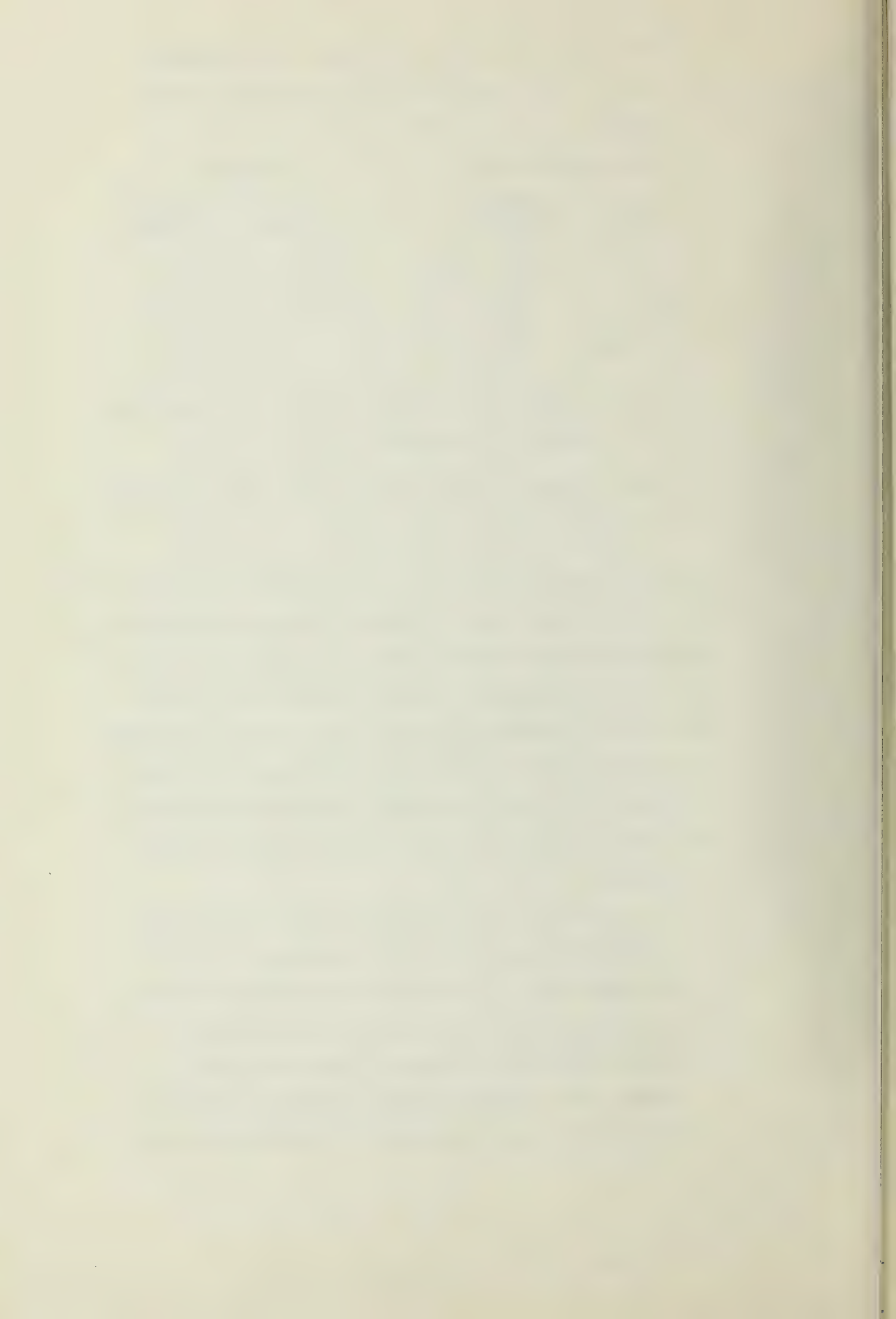
Indigent Aid

<u>Persons</u>	<u>Minimum per Month</u>
1	\$42
2	48
3	54
4 or more	60

Where the greater part of the income is ANC or IA, rent shall not be less than the minimum ANC or IA rent.

Where the lesser part of the income is ANC or IA, the regular schedule for displaced families applies.

3. The analysis made by the San Francisco Redevelopment Agency of the rehousing needs of Area 2 residents is based on the plan that clearance and displacement will take place gradually over a five-year period. This analysis indicates that there are 13 families who can not be rehoused in available public or private units over the five-year period. Of these, eight will require four-bedroom units and five will need five-bedroom units at monthly charges of \$90 to \$125. Resources which will be made available to these families are:
 - a. Units which are part of the 60-family direct rental subsidy demonstration program which will be sponsored by the S. F. Development Fund, in cooperation with the Redevelopment Agency, under terms of Section 207 of the Housing Act of 1961.
 - b. Units which the Agency itself will rehabilitate under the administrative provisions of Part 12, Chapter 1, Section 9 of the Policies and Requirements for Local Public Agencies.



4. The San Francisco Redevelopment Agency has programmed 1,400 units of moderate-priced private housing to be built under Section 221(d)(3) for Area 2. In order to stimulate interest in the development of such housing, the Agency sponsored a series of lectures on "The Development and Sponsorship of Moderate-Priced Private Housing." The lectures were given by experts in various fields and were attended by representatives of groups, associations, and churches which might become sponsors of moderate-priced private housing. Contractors and developers also attended.

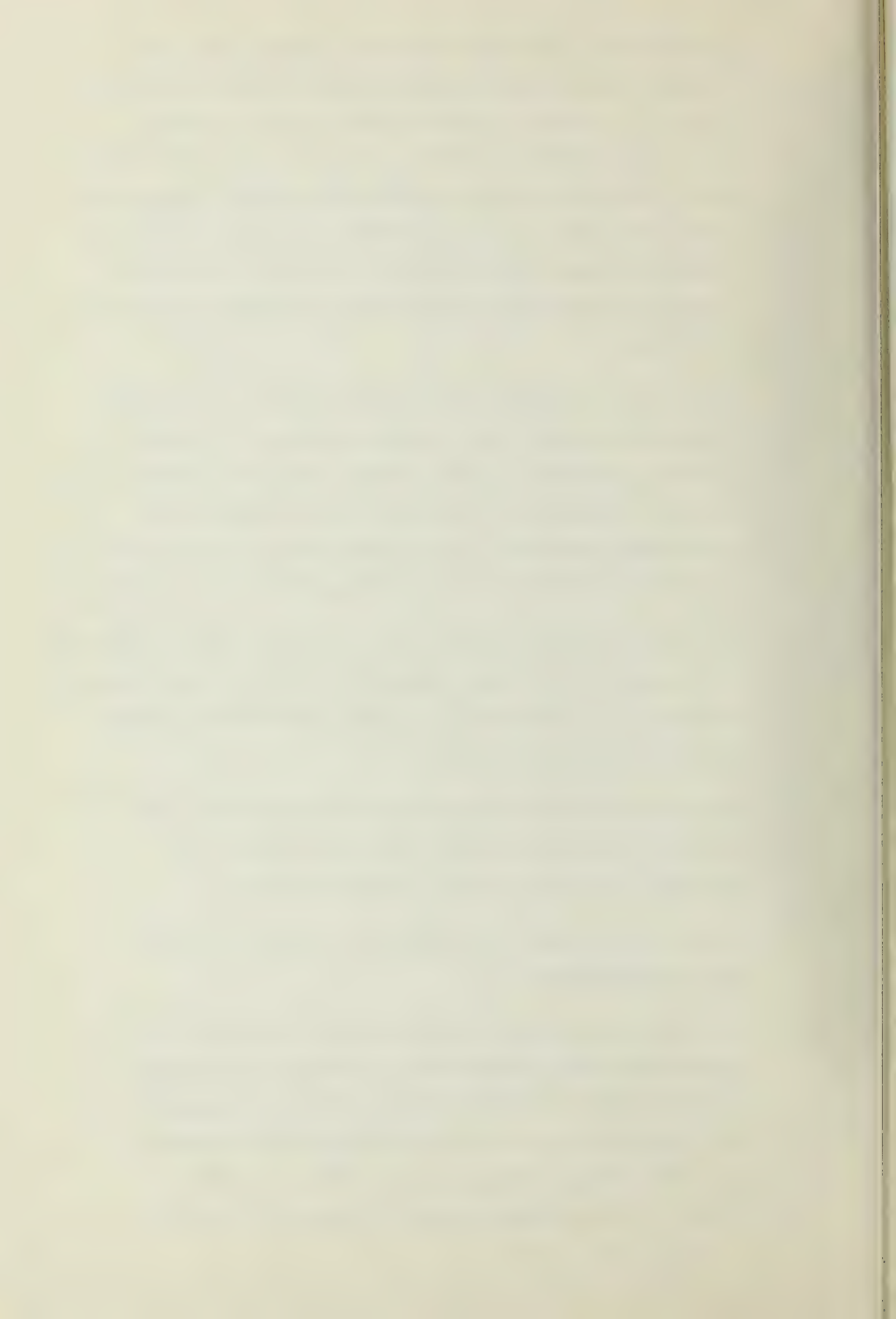
Although sites for moderate-priced private housing will not actually be available until late 1964, it is the intention of the Agency to stimulate an early and continuing interest on the part of potential developers and sponsors. Through the San Francisco Planning and Urban Renewal Association, banks and other lending institutions have been contacted and informed as to the mechanics of Section 221(d)(3).

Further, the demonstration program which will combine 221(d)(3) financing and a system of direct rental subsidies has been approved under the terms of Section 207 of the Housing Act of 1961. The San Francisco Development Fund will sponsor this project.

With the successful use of 221(d)(d) in Western Addition A-1 as a background, the Agency maintains close contact with the local multifamily office of the Federal Housing Administration.

In the above, and other ways, maximum use of Section 221(d)(3) in Area 2 will be assured.

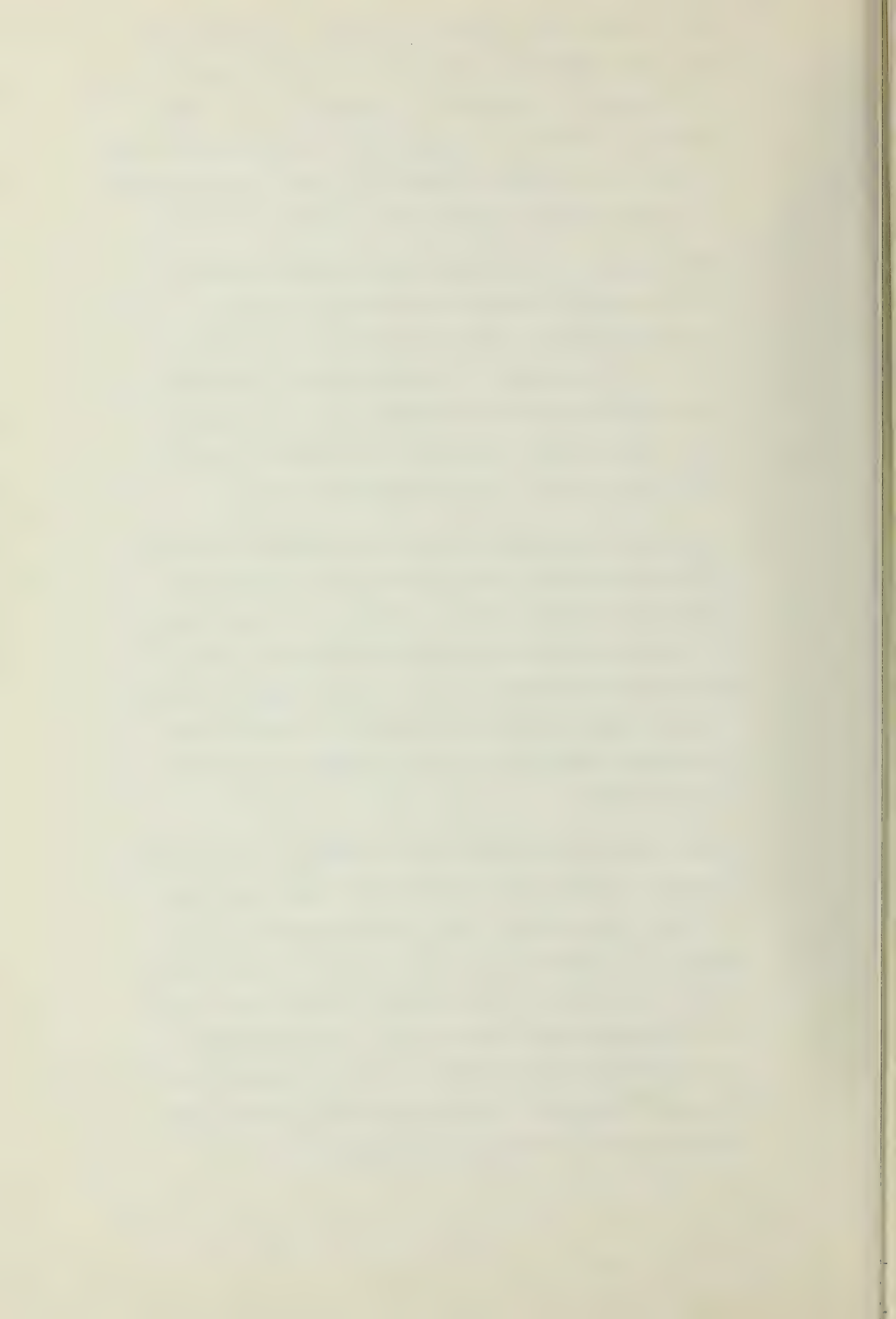
5. Over the five-year relocation period (1965-1969) some 8,500 units of public housing will be made available by the San Francisco Housing Authority. These 8,500 units include turnover in existing projects only. Three hundred new public housing units will be available by mid 1966 and 38 additional units by late 1966 or early 1967. Further, the Housing Authority plans to construct 200 units for



which no sites have as yet been established. The Redevelopment Agency has offered sites in Area 2 to the Housing Authority for development of these units on a "scattered" basis. Whether the offer is ultimately accepted or not will make little difference to Area 2 relocation plans, as Agency displacees have high priority for all available public housing units regardless of location.

6. There appears to be a sufficient supply of public housing for low-income families who will be displaced from Area 2. At present, no subsidies or rental supplements are provided by the State or local governments. As mentioned above, a demonstration grant under Section 207 of the Housing Act of 1961 will make direct rental subsidies available on an experimental basis over a four-year period to a designated number of families.
7. For aged and/or handicapped displacees, the Redevelopment Agency has programmed the development of 800 units of appropriately designed senior citizen housing. The Agency has sought sponsors of such housing and has been furnishing information to potential sponsors on the Section 202 and 231 programs. These were discussed as part of the above-mentioned course on "The Development and Sponsorship of Moderate-Priced Private Housing" given in April and May of 1962.

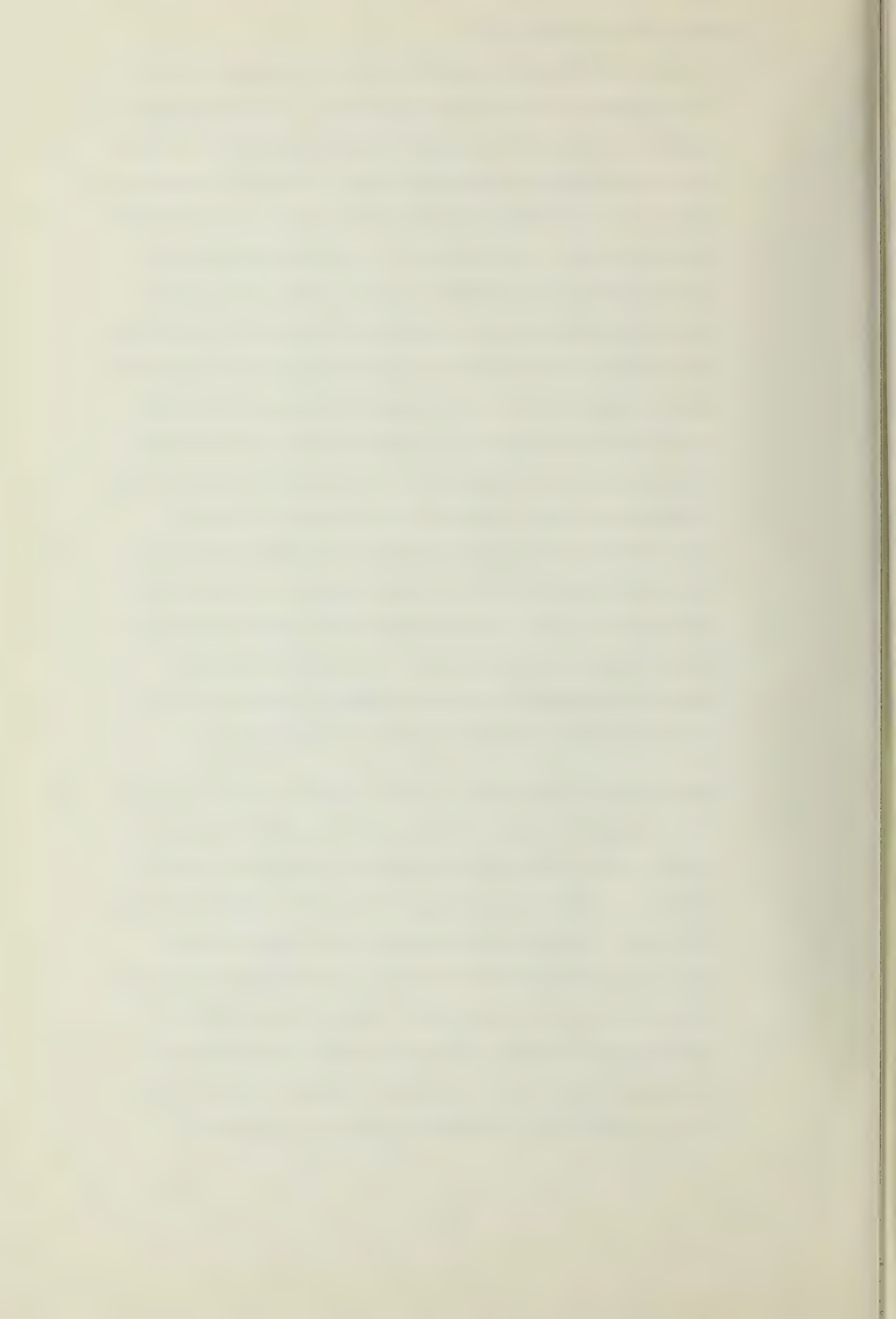
Another informational lecture was co-sponsored by the San Francisco Program for the Aging and the San Francisco Redevelopment Agency. To explore which services, if any, should be attached to such housing, the Agency has begun discussions with the San Francisco Program for the Aging, the subcommittee on Help for the Elderly of the Western Addition District Council, the Senior Citizen Activity Centers of the San Francisco Council of Churches, and other interested groups. Response from groups interested both in sponsorship and services is encouraging.



D. Relations with Site Occupants

1. A series of informational pamphlets have been prepared to inform site occupants of the redevelopment program. The first pamphlet explaining plans for the project area and asking for the cooperation of residents was distributed early in the survey and planning stage. A second informational pamphlet discusses the preliminary rehousing program, the formulation of rehabilitation standards, and time schedules as presently planned. This second pamphlet also emphasizes the relocation responsibilities of the Agency and the necessity of residents remaining until Agency staff can assist them in finding decent, safe, and sanitary housing within the families' financial means. The second pamphlet was distributed concurrently with the opening of a site office in the project area. A third informational pamphlet will be distributed after the Loan and Grant contract has been approved. This pamphlet will give notice that the project is about to go into the execution stage and will discuss plans approved by the City and County, the Agency, and the Federal Government. Residents will again be advised of the Agency's relocation responsibilities and will be asked to wait for relocation assistance by Agency staff.

Every effort is being made to keep in constant communication with site occupants to insure that all receive accurate information. Because of the intervals between issuance of pamphlets, brief informational bulletins consisting of one or two sheets have been distributed through various channels. One of these bulletins has already been distributed by Public Welfare Department workers in the area, Westside Health Center nurses, Raphael Weill Elementary School, churches, and Agency staff on direct home and business visits. These and additional channels will be utilized for the distribution of subsequent information bulletins.

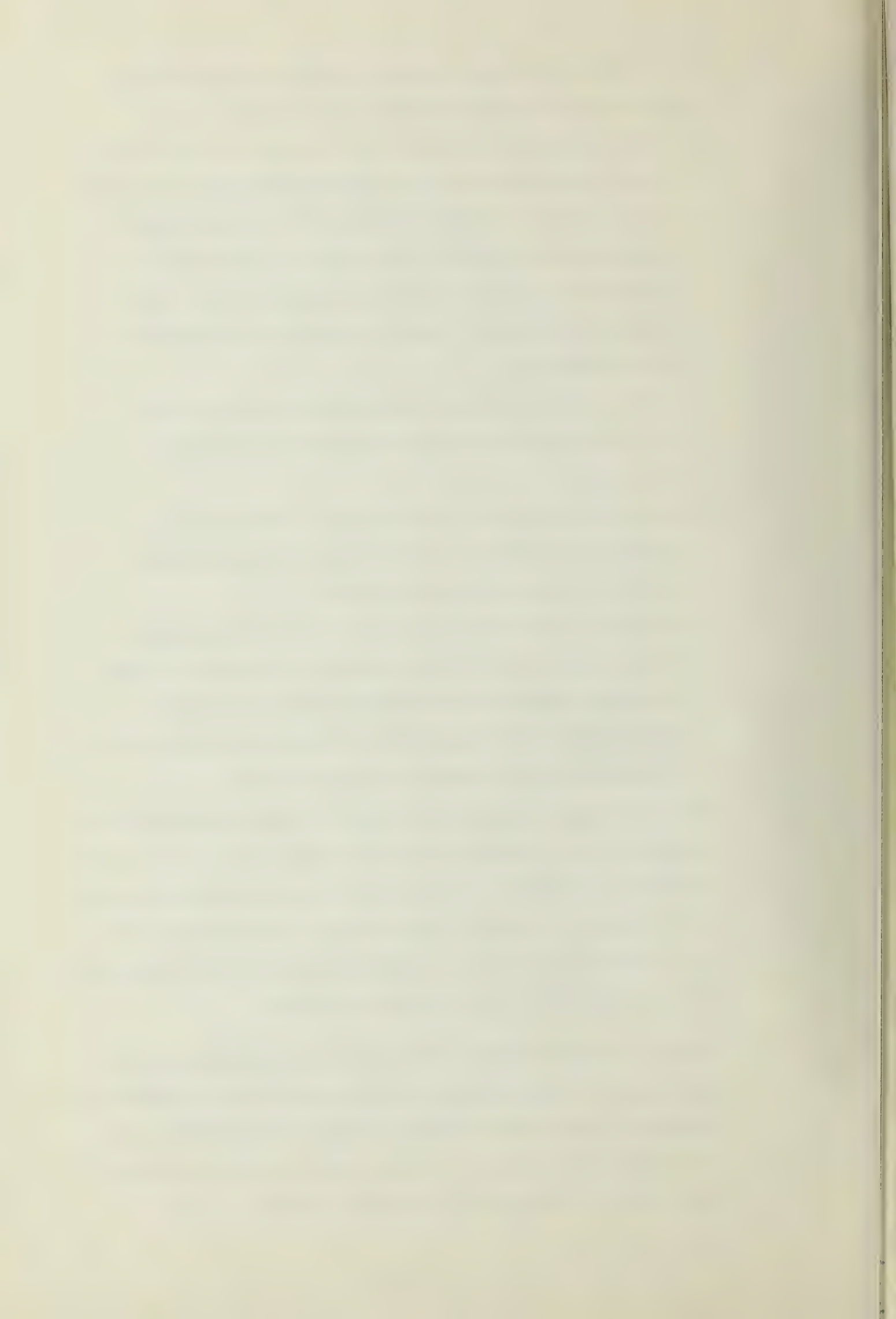


Site occupants are further advised of Agency's responsibility to offer relocation assistance by the following media:

- a. Discussion groups led by staff representatives in areas of the project where rehabilitation is planned and actually under way.
- b. Direct contact with residents of the 25 blocks which should receive heavy clearance. This contract is being carried out by personal visits of a staff representative to every third address in this area. Information bulletins are being left at every address.
- c. Direct contacts with social service agencies in the area, all schools in the area, ministers, and church groups in the area.
- d. Releases and stories in area newspapers. There are four neighborhood newspapers within the area that carry frequent articles on the redevelopment project.
- e. Relations with business groups in the area. Representatives of the Fillmore Merchants Association, a local business group, have been attending regular meetings with Agency staff to discuss plans for the renewal of the Fillmore shopping district, the major commercial center in the project area.

McAllister Street, a considerable segment of which is located in the project area, has a long tradition of distribution of used goods and merchandise. The Agency has established contacts with the McAllister Street merchants to explore the possibility of the merchants themselves financing a facility appropriately designed to house commercial space for the sale of used goods and merchandise.

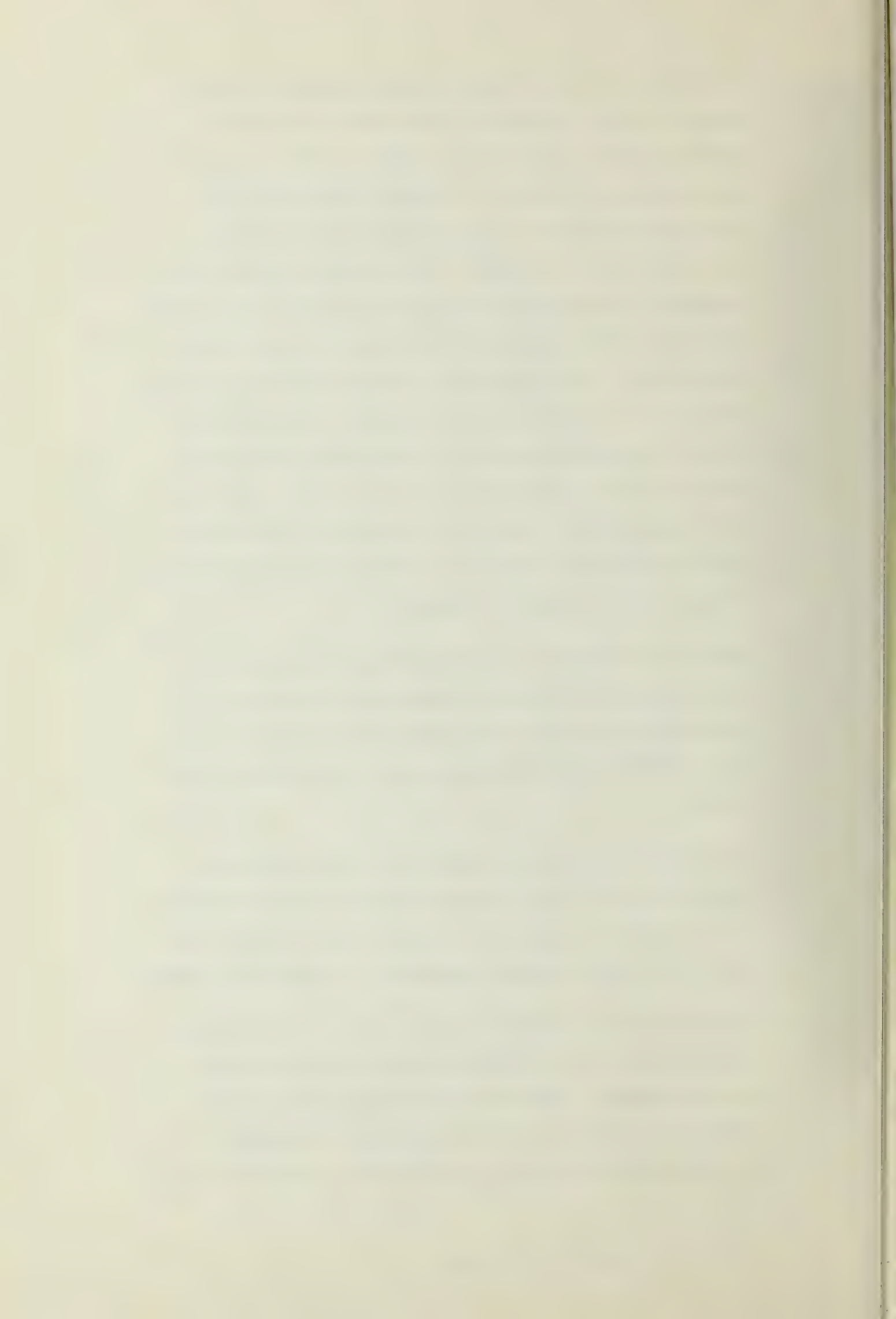
A group of Japanese American civic and business representatives who wish to retain their interests in the area have formed the United Committee for the Japanese Community. Agency staff and this group have worked cooperatively to develop a plan for a four-block area which will be satisfactory to its present residents.



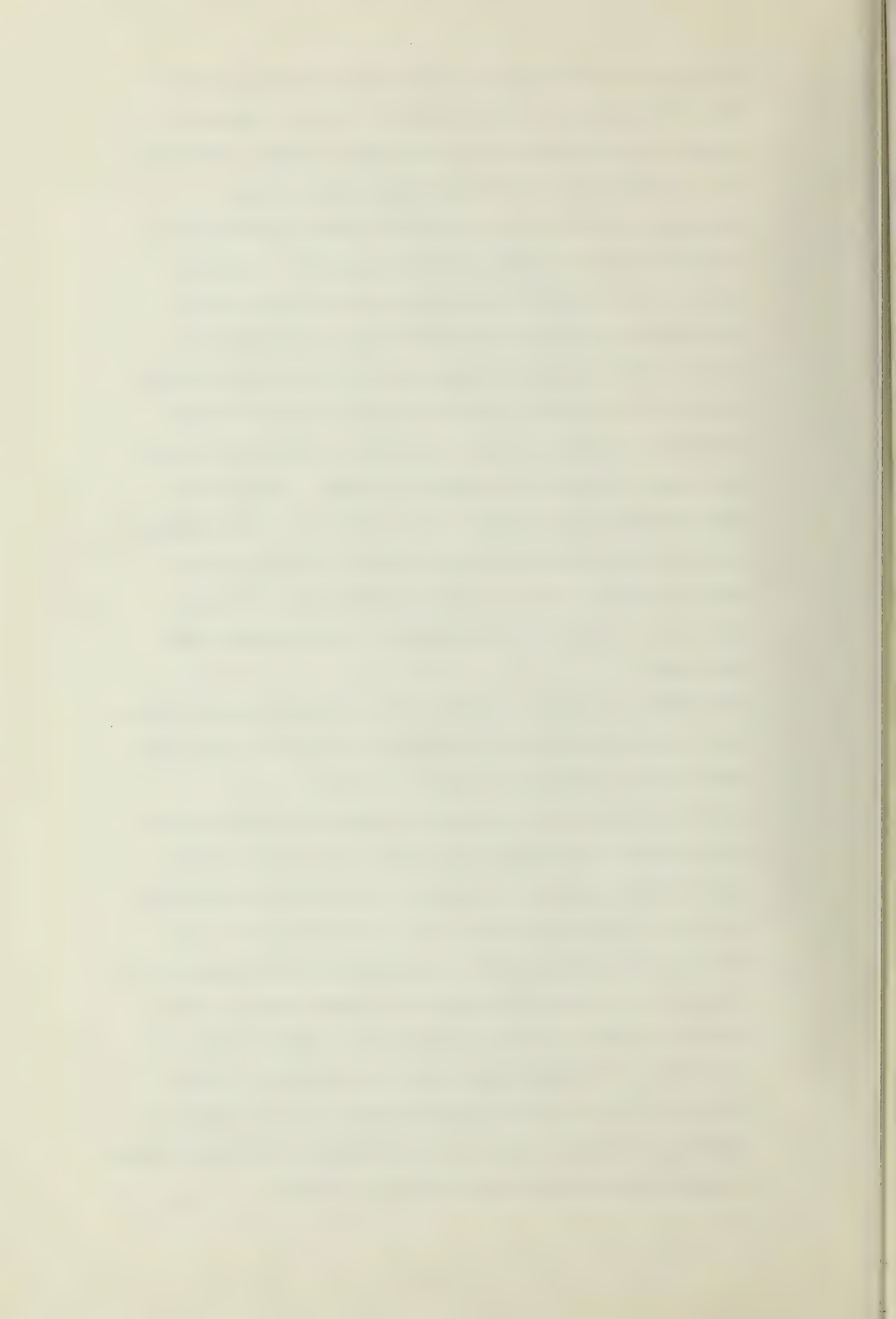
2. In addition to the sample survey already conducted, each site occupant will be interviewed as properties are acquired to ascertain specific relocation requirements. At the same time an informational statement, the contents of which will be explained to each tenant by the visiting staff interviewer, will be left with each occupant. The statement will notify the residents of Agency action concerning the particular structure and will explain the responsibility of the Agency to assist them in locating decent, safe, and sanitary housing within their financial ability (if it is necessary that they move). (See Appendix C). As the informational statements are distributed and explained, the residents will sign a receipt acknowledging the visit of the staff representative. When it is not possible to deliver the statements personally, they will be sent by registered mail with a request for notification of delivery.

Commercial and institutional establishments will also receive informational visits and letters explaining clearance and rehabilitation activities, advising the establishments to seek other locations, and offering any assistance the Agency is able to give.

3. The site office already established in the project area as an information center is in a location convenient for site occupants. It is open from 8 a.m. to 5 p.m., Mondays through Fridays. The office hours may be extended if necessary to accommodate residents.
4. The site office will maintain a current file of available units throughout the City of San Francisco, listed according to size and rental charges. Staff will inspect each listing prior to referral to ascertain conformity with relocation standards. For those residents who wish to purchase homes, the Agency will



- provide referrals to available standard sales housing as well as FHA (including provision of 221 Certificates where required), Veteran's Administration and Cal-Vet program listings. Staff will also assist persons in obtaining financing for new homes.
5. Each rental listing will be inspected to insure that established standards of health, safety, and sanitation are met. Sales housing will be similarly inspected except in such cases where the housing is obtained from Federal Housing Administration, Veteran's Administration and through the Cal-Vet Program listings. An attempt will be made to follow up all self-relocated families to determine if they are properly relocated. In cases where such families are found to be in substandard housing, satisfactory accommodations will be offered. If an offer of a standard dwelling is not accepted by the self-relocated family, the Agency will refer the matter to the local code enforcement agency with the objective of bringing the substandard unit into conformity with local codes.
 6. Every effort will be made to trace families who move without leaving a new address by inquiries of neighbors, local schools, local post office station, employers, and utility companies.
 7. Experience has shown that planning for adequate rehousing requires the utilization of public and private health, welfare, and other community service agencies. Barriers to satisfactory rehousing may lie in their fields rather than in the unavailability of housing. For this reason, special efforts for coordination with these agencies are being made by the San Francisco Redevelopment Agency. These include employment of additional staff. Such staff will serve as liaison between this Agency and social service agencies. Staff will coordinate and stimulate needed social services to minimize the hardships of displaced persons and to assist families who have special problems which interfere with satisfactory rehousing.

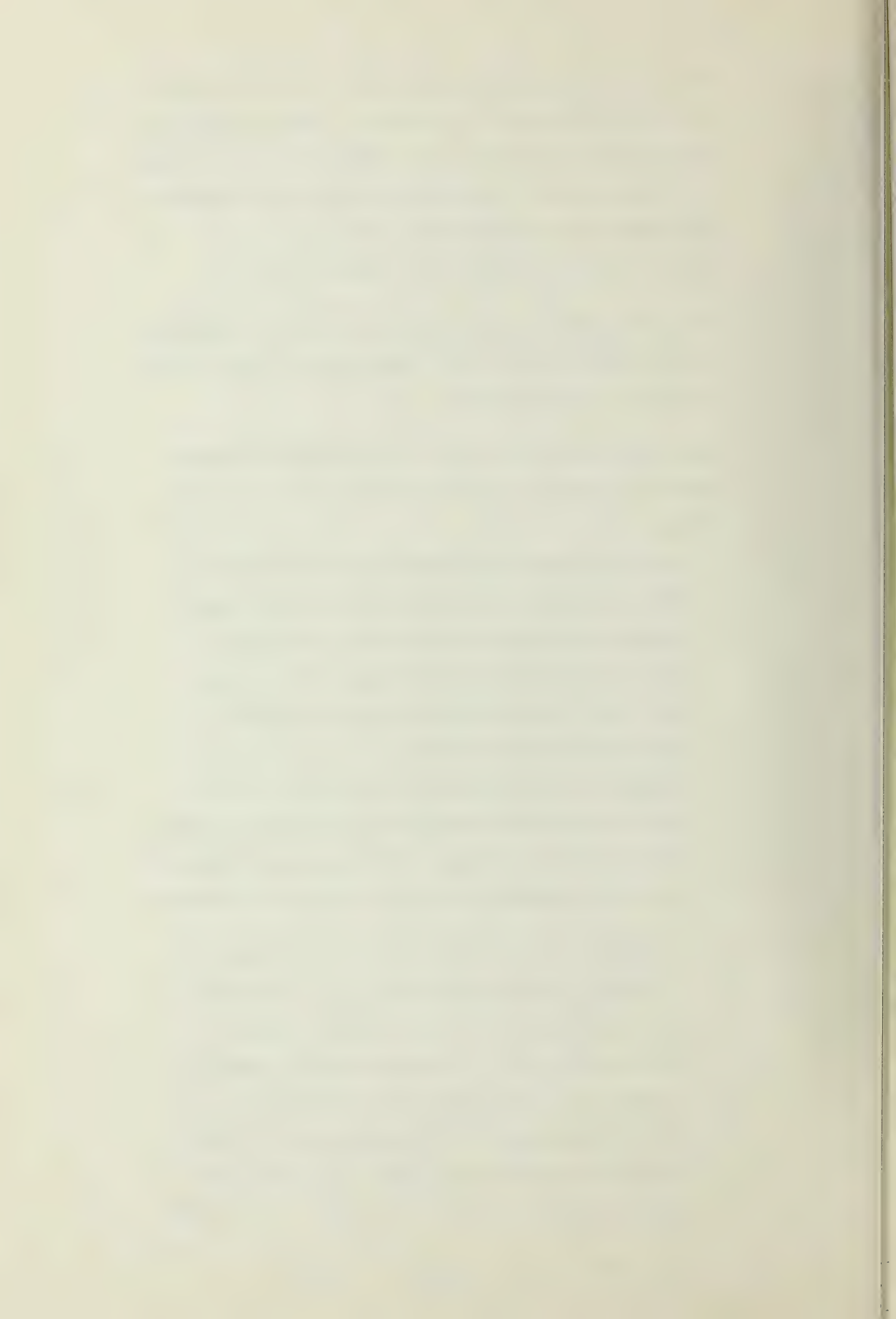


Staff will also supervise a pilot project of home consultation for residents who indicate an interest. Proposed subjects will include budgeting, shopping, meal planning, care and maintenance of the home, interior decorating, and renovation of furniture. The program will be expanded under the auspices of the San Francisco Public Schools Adult Education Department.

It is also planned to provide guidance to owners in designing, estimating and financing either improvements of properties or purchase of other properties.

Additional services which will be made available to provide further assistance to families to be displaced are the following:

- a. The Social Planning Department of the United Community Fund has established a District Council in the Western Addition to coordinate the activities of the public and private health and welfare organizations serving that area. This District Council has established a Redevelopment Committee which serves as one of the channels for the dissemination of information concerning the redevelopment program and also acts as a sounding board for planning purposes. The Redevelopment Committee has further subcommittees on special facets of relocation.
- b. San Francisco was selected as one of the 30 communities to receive a Ford Foundation Grant for a concentrated four-year program to improve counseling, homemaker services, foster care, and other specialized programs of agencies for older persons and their families. Under the administration of the National Family Service Association of America this program will provide workshops for persons who work with the aging. To supplement

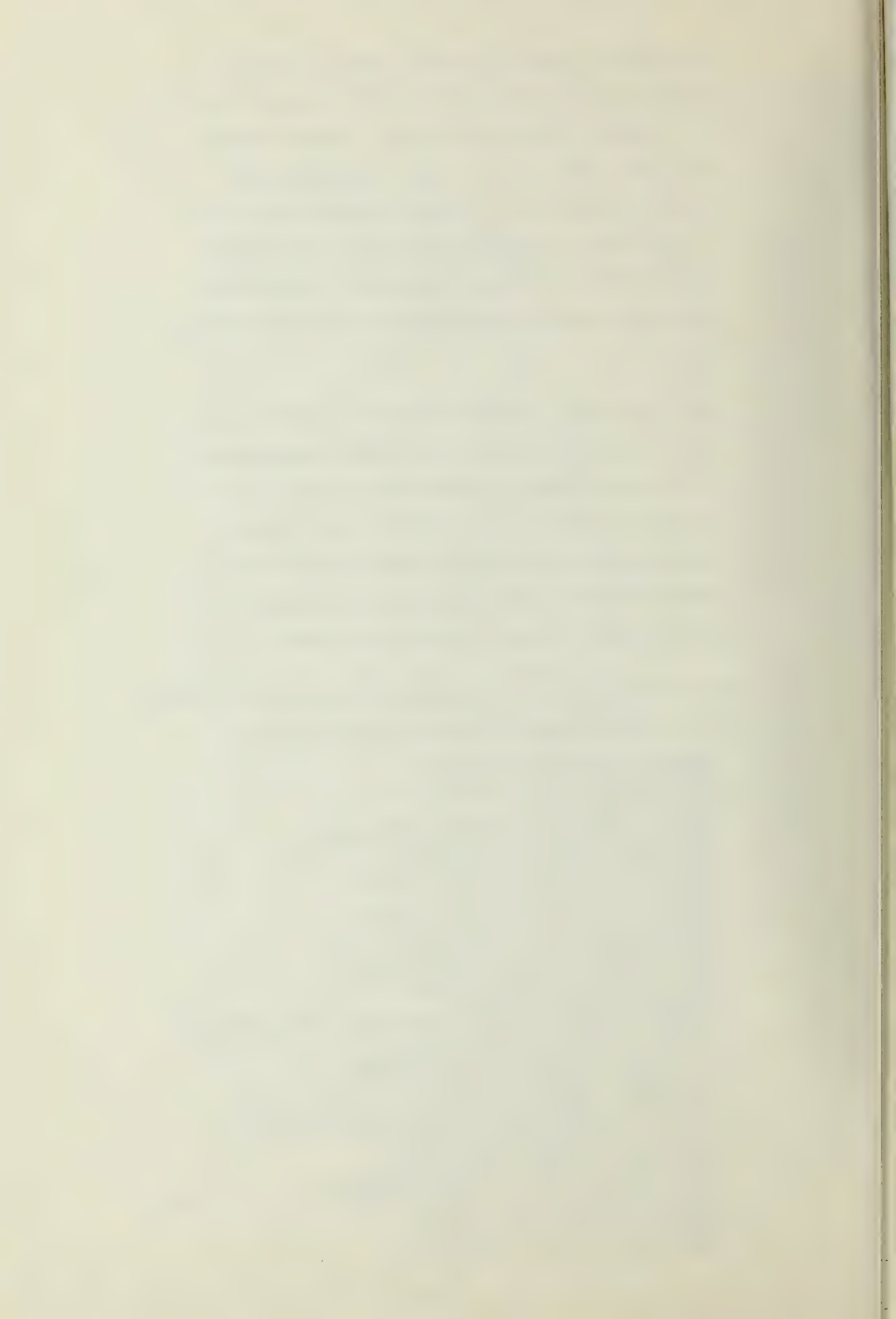


the workshops, the Family Service Agency has obtained funds for a joint project with the San Francisco Council of Churches to provide more extensive casework services for some of the aging population. As an aid to the personal adjustment of the elderly population who will be displaced, the San Francisco Council of Churches has been granted funds through NAHRO from a Ford Foundation grant for a senior citizen program in the Western Addition Area.

- c. The Young Women's Christian Association of San Francisco and Links, Inc., a national Negro women's organization with primary interest in the intercultural and civic betterment of their local communities, are conducting a youth motivational program for gifted youth in the Western Addition. The San Francisco Foundation has recently granted funds to continue this program.

The following agencies have indicated their willingness to cooperate with the Agency in preparation for relocation activities:

American Friends Service Committee
Baptist Ministerial Alliance
Bay Area Urban League
Booker T. Washington Community Center
California Association of Health and Welfare
California Department of Employment
Catholic Social Service of San Francisco
Community Services Organization
Council for Civic Unity of San Francisco
Family Service Agency of San Francisco
The International Institute of San Francisco
Inter-Denominational Ministerial Alliance
Japanese American Citizens League
Jewish Family Service Agency
National Association for the Advancement of Colored People
San Francisco Council of Churches
San Francisco Department of Public Health
San Francisco Department of Public Welfare
San Francisco Housing Authority
San Francisco Planning and Urban Renewal Association
San Francisco Program for the Aged
San Francisco Unified School District
United Community Fund of San Francisco
United Committee for the Japanese Community
Western Addition District Council
Young Men's Christian Association
Young Women's Christian Association



E. Eviction Policy

The Agency will make every effort to keep eviction proceedings at a minimum. Proceedings for eviction of site occupants will be instituted only under one or more of the following conditions:

1. Failure to pay rent.
2. Maintenance of a nuisance or use of the premises for illegal purposes.
3. A material breach of the rental agreement.
4. Refusal to consider accommodations meeting relocation standards.
5. Refusal to admit a relocation interviewer.
6. Situations requiring eviction under State or local law.

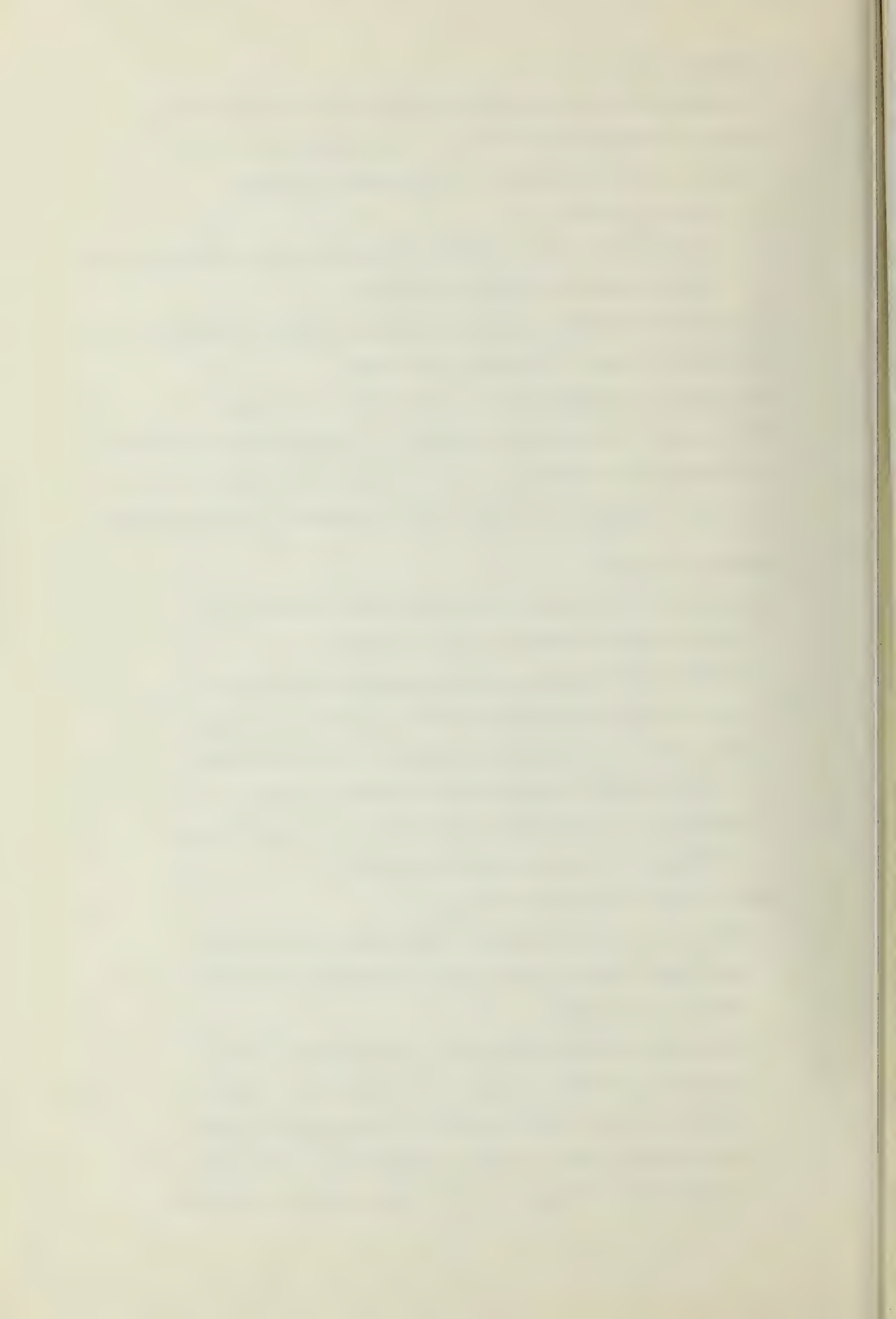
In cases when eviction becomes necessary as a result of code enforcement or rehabilitation activities, displaced families will receive the same relocation assistance, including relocation payments, as other displacees.

F. Relocation Payments

1. The time limit for the submission of claims has been set at 90 days after the expense has been incurred.
2. Eligible individuals and families shall have the option of receiving fixed relocation payments or actual moving expenses and/or direct loss of property payments in accordance with "Conditions Under Which Relocation Payments are Made to Individuals, Families and Business Concerns," a copy of which conditions is attached hereto as Appendix O.

G. Other Services Offered by the Agency

1. Individuals occupying separate housekeeping units and other individuals will be accorded the same services that displaced families will receive.
2. The services offered families and individuals will also be extended to business concerns in the project area. An Informational Statement will be delivered to them informing them of the written notice of their intention to move which must be submitted to the Agency 30 to 90 days in advance of their



moving date. At the same time they will be provided with written instructions outlining the general policies of the Agency regarding business relocation claims and the procedure to be followed in preparation for moves and submittal of claims.

H. All State and local requirements regarding the relocation of site occupants are covered in the above statements and proposals.

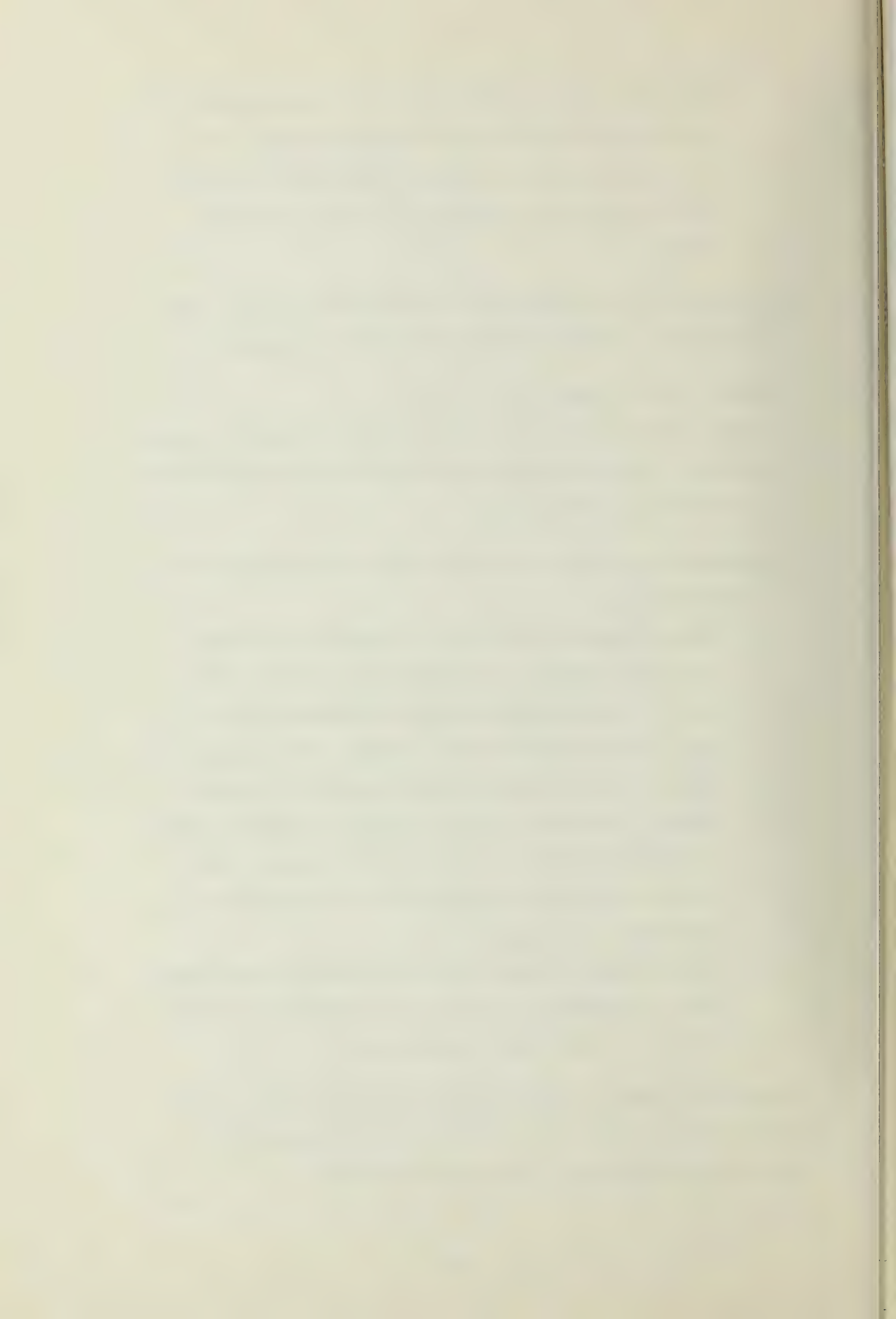
I. Form H-6122 (See Appendices D-1, D-2.)

Data on public housing were obtained from the San Francisco Housing Authority. These data include information on new construction and on turnover in existing housing.

Estimates on proposed rehousing have been based on the following three elements:

1. Needs of displaced residents, as determined by the sample survey, "The Population of Western Addition Area 2," conducted for the Redevelopment Agency from December 1961 to April 1962 by the Project Service Company. (See Appendix E.)
2. Extent of housing resources (public and private), as determined by a survey and analysis, "Relocation Housing Analysis, San Francisco, California," conducted for the Agency from December 1961 to January 1962 by the Real Estate Research Corporation. (See Appendix F.)
3. Amount of moderate-priced private housing within redevelopment areas, as programmed by the Agency in Diamond Heights, Western Addition A-1, and Western Addition Area 2.

An analysis of the data indicates that approximately 2,429 families out of a total estimated workload of 2,442 can be rehoused satisfactorily by efficient use of the following resources:



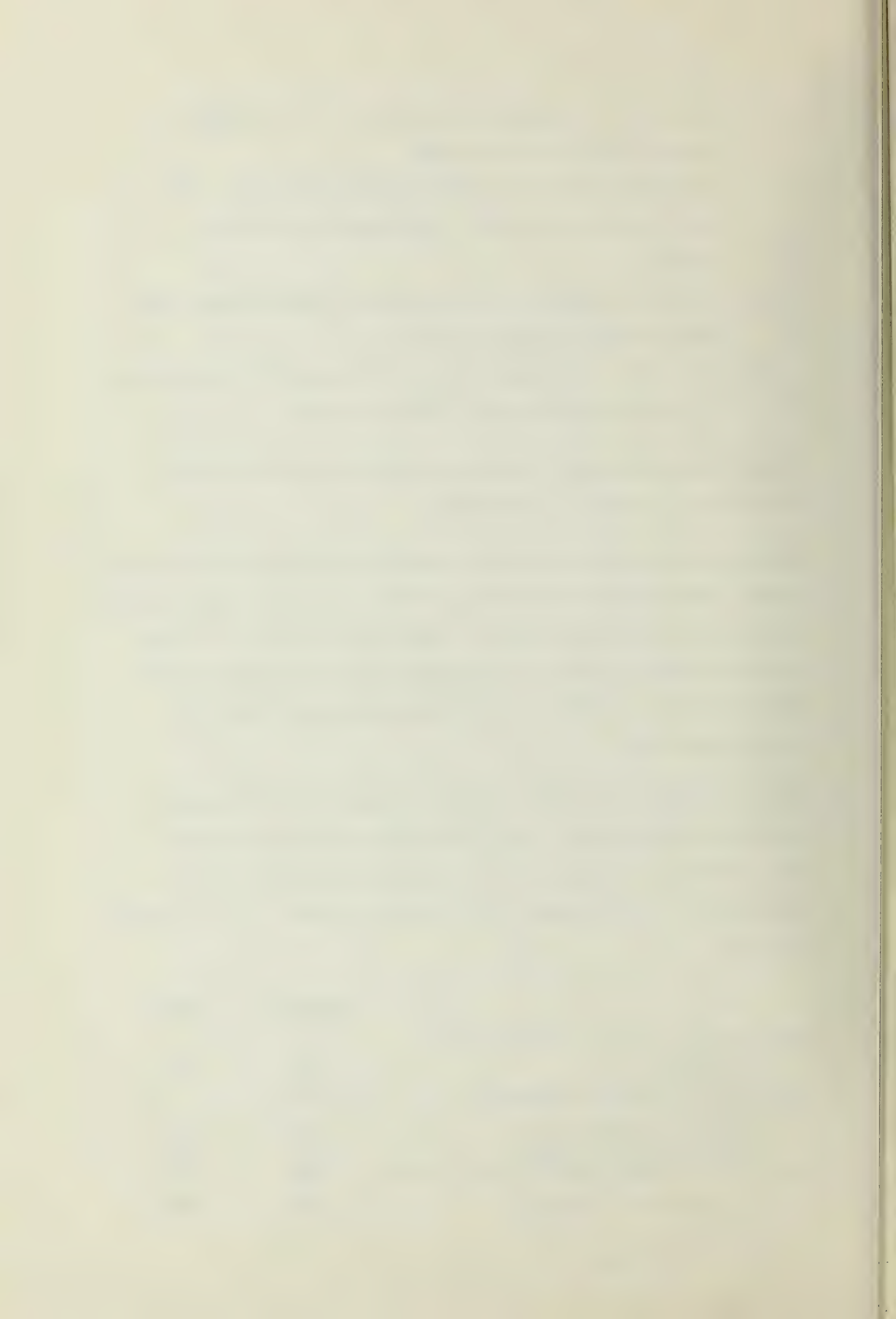
1. 8,500 units of low-rent public housing to be made available through turnover in existing units.
2. 200 additional units to be built as either experimental "scattered site" public housing or traditional public housing projects.
3. 24,495 units, turnover in existing private rental housing (those ranging from \$60 to \$124 per month).
4. 2,200 units, new moderate-priced private housing (Western Addition A-1, Diamond Heights, Western Addition Area 2).

Plans for accommodating the remaining 13 families have been discussed under Section C on Page 11 of this Report.

Relocation of the 2,442 families will take place gradually over a five-year period. Relatively small relocation workloads will assure maximum attention to the needs of individual families. Special services, such as the home economics courses and Finder's Fee Program (described elsewhere in this report), may be utilized in order that maximum use can be made of the available resources.

J. The San Francisco Redevelopment Agency has contacted the various State and local departments which carry on activities resulting in displacement of families. Following is the estimated displacement of families and singles by these departments over the period January 1, 1965 - December 31, 1969:

	<u>Families</u>	<u>Singles</u>
Urban Renewal Division, Department of		
Public Works	333	887
State Highway Division	42	---
San Francisco Real Estate Department	242	8
Code Enforcement		
Department of Public Works	995	1440
Department of Public Health	3330	1667
San Francisco Housing Authority (over income)	<u>500</u>	<u>---</u>
Total to be displaced	5442	4002



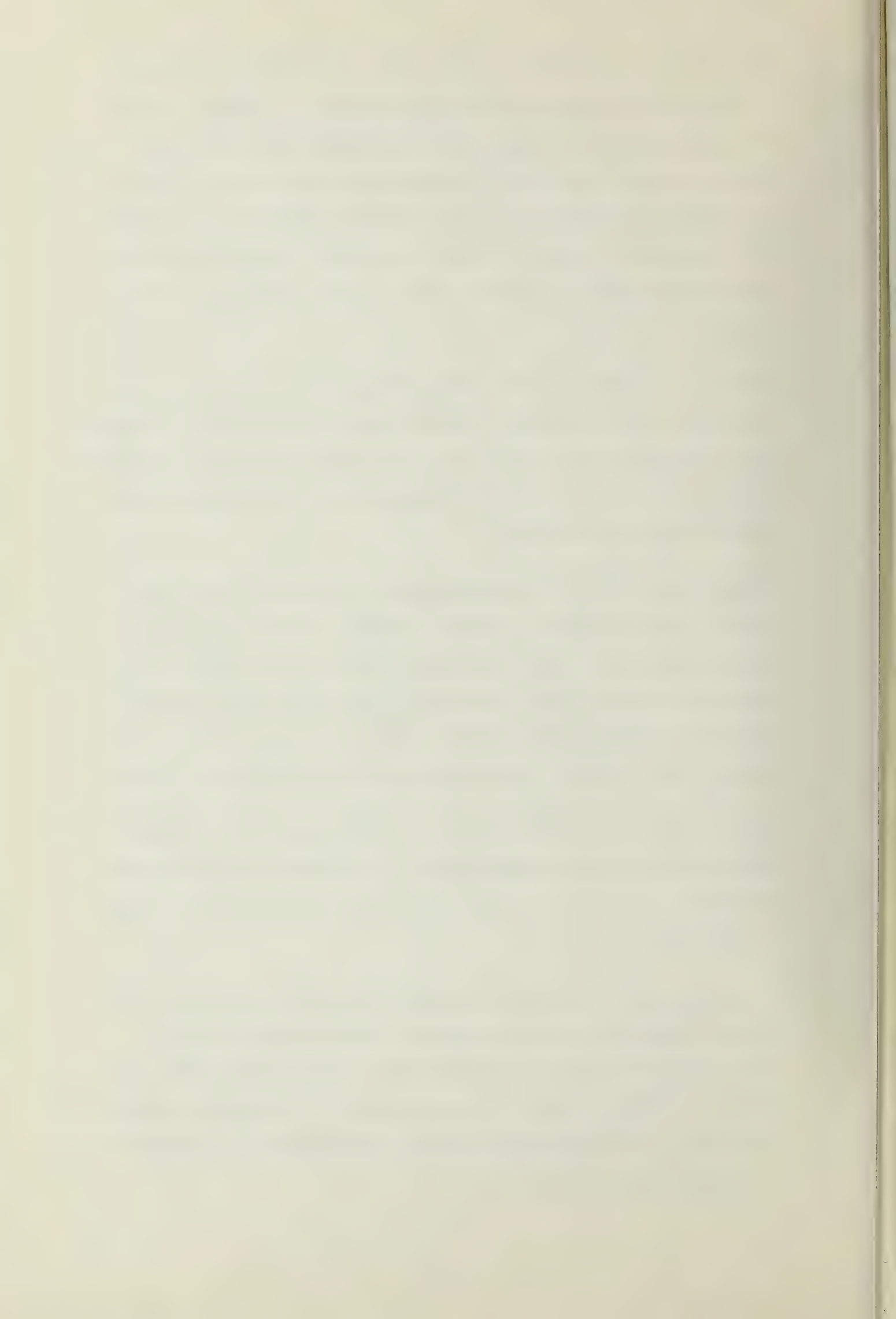
Breakdowns are not available by race, tenure and public housing eligibility for those displaced by other public agencies. However, the San Francisco Redevelopment Agency staffs and manages the Central Family Referral Service for all city displacement activities and will direct a coordinated program which will exploit all necessary housing resources. This will enable the Agency to control referrals to public housing and to private vacancies as required to meet the time schedules for various programs.

Turnover in existing low-rent public housing units results in 1700 units becoming available every year. Some 212 Area 2 families will be claimants for public housing each year for five years, leaving 1488 units available annually on a priority basis for other displacees whose incomes may make them eligible for such housing.

Surveys done by and for the Agency indicate a surplus of some 83,300 units (45,600 for families; 37,700 for singles) over and above Area 2 displacement needs. These units will be more than sufficient to serve the needs of those of the 5,442 families and 4,002 singles estimated to be displaced by other public agencies over the five-year period, January, 1965 - December, 1969 who do not enter low-rent public housing.

With reference to estimated displacement from proposed South of Market and Hunters Point Redevelopment Projects, see attached charts which show breakdowns on estimated referrals to public and private housing resources (Appendices G, H, I, J).

- K. It is well known that low-income groups of all races are subject to many health, crime, and other social problems. Minority families within these groups must also bear the added burden of housing discrimination. There is no question, based on the experiences of redevelopment agencies throughout the country, that both kinds of problems hinder the effective relocation of displaced families.



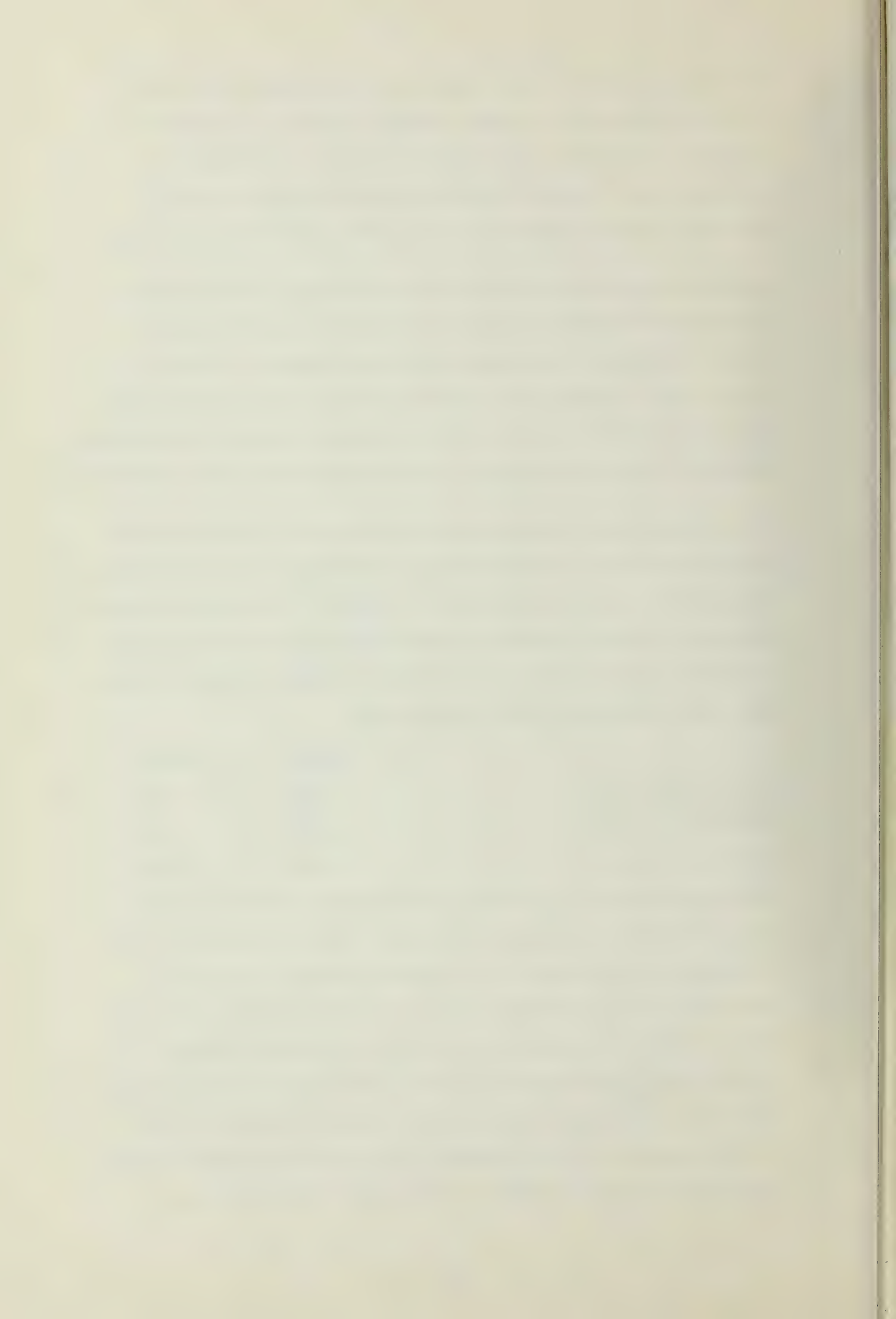
As mentioned elsewhere in this report, the Agency plans to deal with the social problems by referring residents as necessary to pertinent agencies for treatment. A professional caseworker will be added to the Agency staff to screen families and make appropriate referrals. The Agency will also coordinate a home economics consultation program.

Although not strictly required for proper relocation, it is reasonable to assume that the Finder's Fee Program (described elsewhere in this report), will help in the placement of minority families in private rental housing. Further, it is hoped that a Fair Housing Ordinance will be passed soon which will ease the discrimination situation in San Francisco. The Board of Supervisors currently has such an ordinance under consideration.

- L. It is estimated that some 4,596 single individuals will be displaced by the Area 2 project. The planning for the rehousing of single individuals has proceeded concurrently with that for families. A detailed statistical breakdown of housing needs and available resources for these individuals is attached. (See Appendix D-3.) In brief, the Agency intends to rehouse the single individuals in the following manner:

	<u>White</u>	<u>Nonwhite</u>
Private Rental Housing	2,586	1,709
Private Sales Housing	58	42
Low-Rent Public Housing	<u>171</u>	<u>30</u>
Total to be Rehoused	2,815	1,781

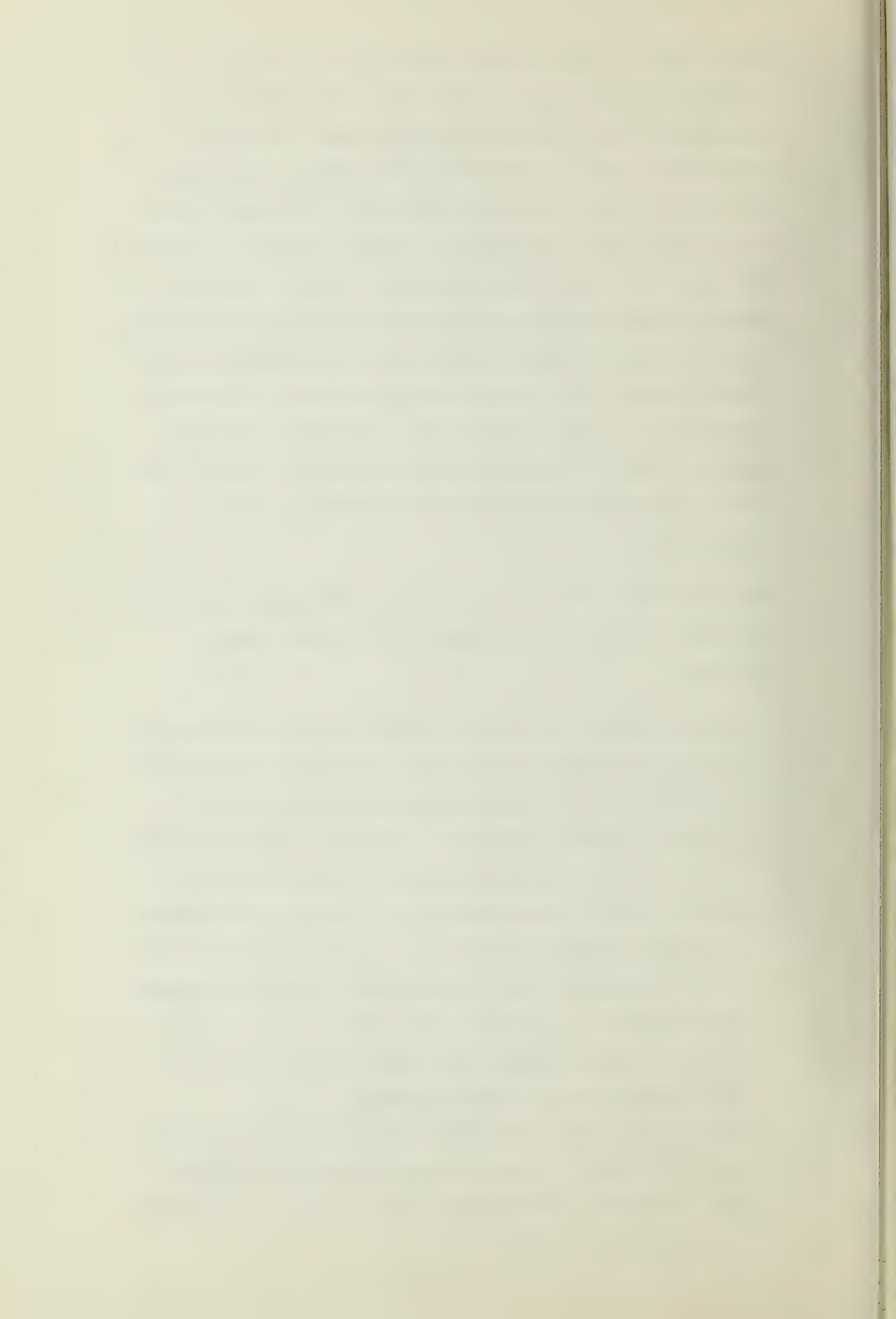
Existing resources in the community, supplemented by the 800 units of senior citizen housing programmed for Area 2, will comfortably house the individuals to be relocated. In the rehousing process, all but 152 individuals (1.2% of the total) may, if they desire, relocate to units the same size as, or larger than, the units they presently occupy. The 152 individuals have been able to afford slightly larger units in Area 2 only because these units are substandard. Without exception, all units to which individuals will be referred by the San Francisco Redevelopment Agency will be standard and will be within their income ranges.



M. Because existing housing, private and public, will meet most of the rehousing needs of residents displaced from Area 2, new private construction is not a necessary rehousing element. New private construction outside of redevelopment areas, although substantial, will generally be too expensive for families to be displaced. Such construction, however, should have some indirect effect in increasing the supply of existing housing which Area 2 residents can afford. However, moderate-priced private housing, presently under construction or to be developed within redevelopment areas, is considered as the primary resource for 62 nonwhite families requiring 3 bedroom units at rentals of from \$125 - 149 per month, and for other displaced families. Typical FHA letters of feasibility for such housing to be built in the Diamond Heights Redevelopment Project are attached (Appendices K, L).

When new private construction is discussed in this report, therefore, only moderate-priced private housing in redevelopment areas is considered.

1. The San Francisco Redevelopment Agency has established a Moderate-Priced Private Housing Division. The Agency currently retains a consultant on moderate-priced private housing who meets with prospective sponsors and builders. Additional staff members will be added to the Moderate-Priced Private Housing Division as the Agency nears the Loan and Grant period. These new staff members will intensify present efforts to aid sponsors of moderate-priced private housing and to work with prospective sponsors to formulate practical goals and procedures. The Agency's experience to date with the moderate-priced private housing program indicates no difficulty in procuring competent sponsors.
2. At the present time, one moderate-priced private housing development of 299 units is under construction in Western Addition A-1. It is anticipated that construction will begin within a few months



on four developments of 471 units in Diamond Heights. By law, these developments will be available on an open occupancy basis. The following tabulations summarize these developments by number of bedrooms and proposed monthly charges:

Western Addition A-1 (cooperative)

<u>Number of Bedrooms</u>	<u>Number of Units</u>	<u>Monthly Charge</u>
1	14	\$ 84
2	107	125
3	178	127 - 140

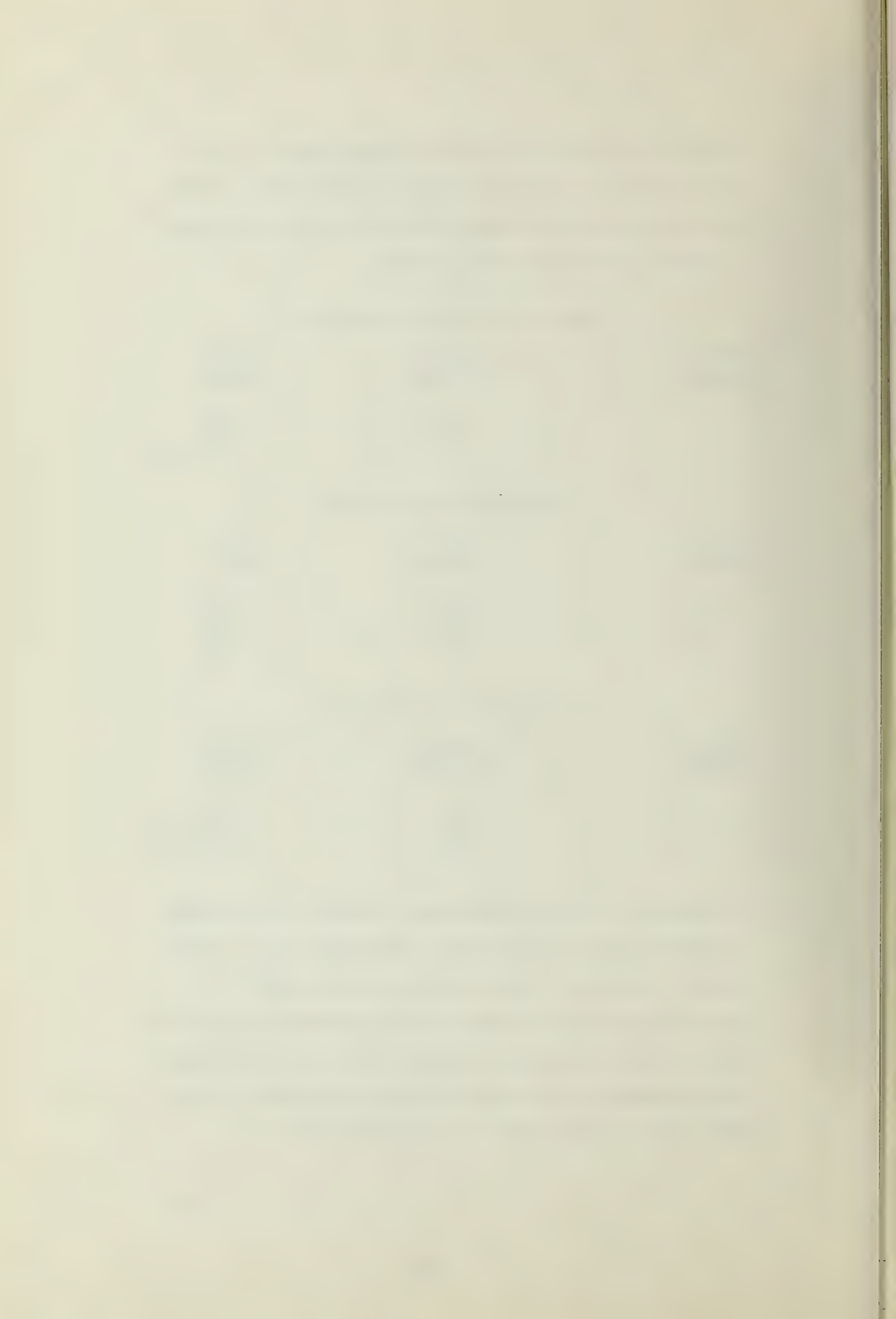
Diamond Heights (cooperative)

<u>Number of Bedrooms</u>	<u>Number of Units</u>	<u>Monthly Rent</u>
1	32	\$ 88
2	99	105
3	134	127
4	10	145

Diamond Heights (rental)

<u>Number of Bedrooms</u>	<u>Number of Units</u>	<u>Monthly Charge</u>
1	19	\$ 90
2	61	108 - 112
3	87	128 - 133
4	29	140 - 144

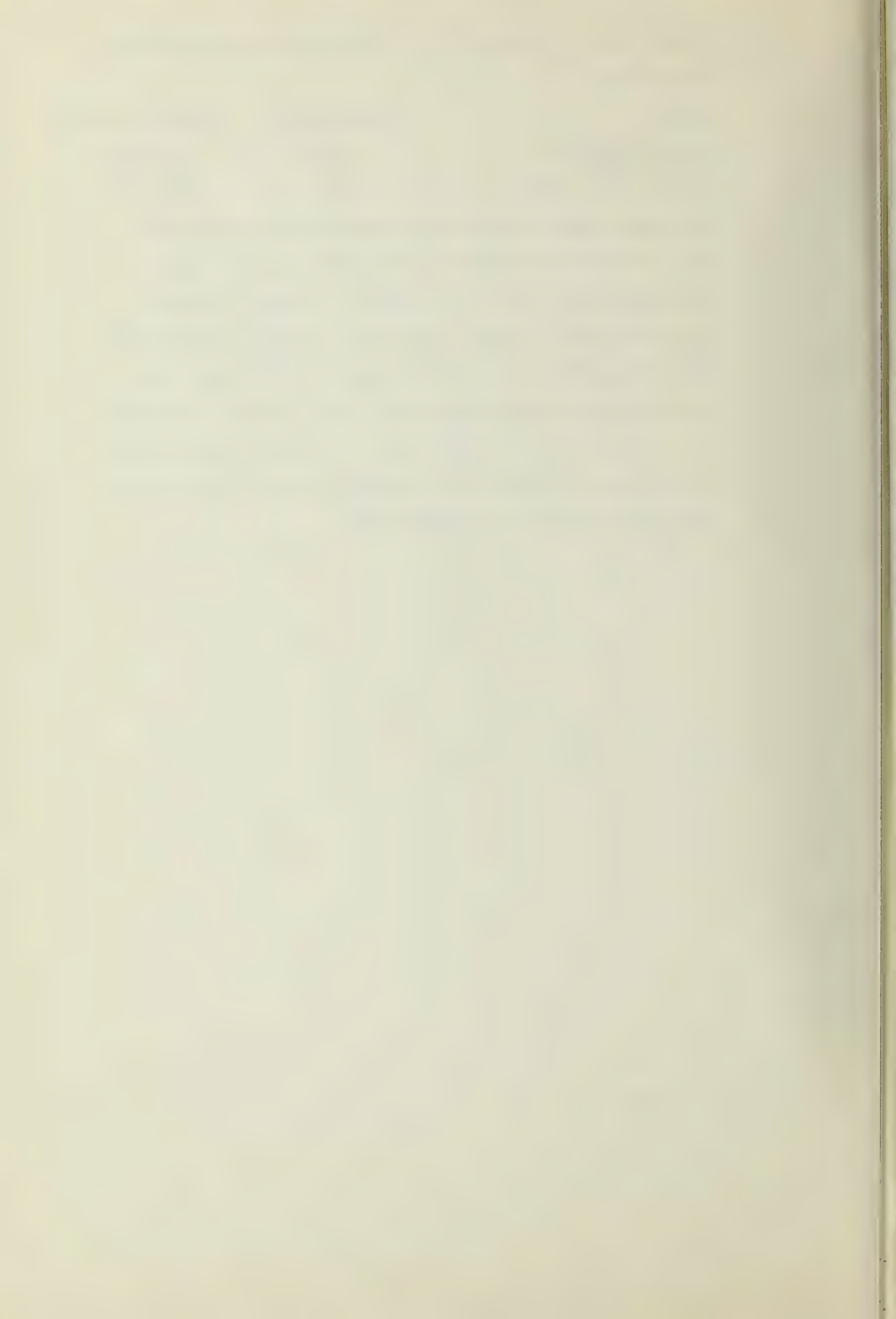
3. The San Francisco Redevelopment Agency will make sites available for moderate-priced private housing. The Agency bases its rental estimates upon the new tools provided by Section 221(d)(3), Section 107, and upon the precedent of the moderate-priced private housing development in Western Addition A-1. Agency staff members are currently working on methods of using new financing tools to bring costs down to a minimum. (See Appendix M.)



4. Estimated dates of availability of moderate-priced private housing units follow:

<u>Project</u>	<u>Number of Units</u>	<u>Availability Date</u>
Western Addition A-1	299	Spring 1963
Diamond Heights	470	1965
Western Addition Area 2	1,400	1964 to 1967

5. When Area 2 relocation begins, all families will be informed of their priority for new housing built within the area. Agency representatives will work with families to explain construction timing and probable charges. Relocation, clearance, and rebuilding will be accomplished in a gradual manner, so that in many cases new housing will be available in one section of Area 2 while relocation is under way in another section. Thus, some families will be able to move directly into new moderate-priced private housing without the necessity of an interim move.



APPENDIX A-1

October 19, 1962

Mr. Robert E. McCabe, Regional Director
Region VI, Urban Renewal Administration
Housing and Home Finance Agency
989 Market Street, Room 323
San Francisco, California

Dear Mr. McCabe:

In your letter of April 3, 1962, we were advised to proceed with the Experimental Program of paying finders' fees to owners, landlords, or agents for standard rental units with modest rentals in connection with completing the relocation of families from the Western Addition and Embarcadero Projects (Calif. 2-2 and R-7) which are now under Loan and Grant Contracts.

This is to advise you that the Agency has completed the experiment and has obtained through it a large number of nondiscriminatory, moderate-priced rental listings in a short period of time.

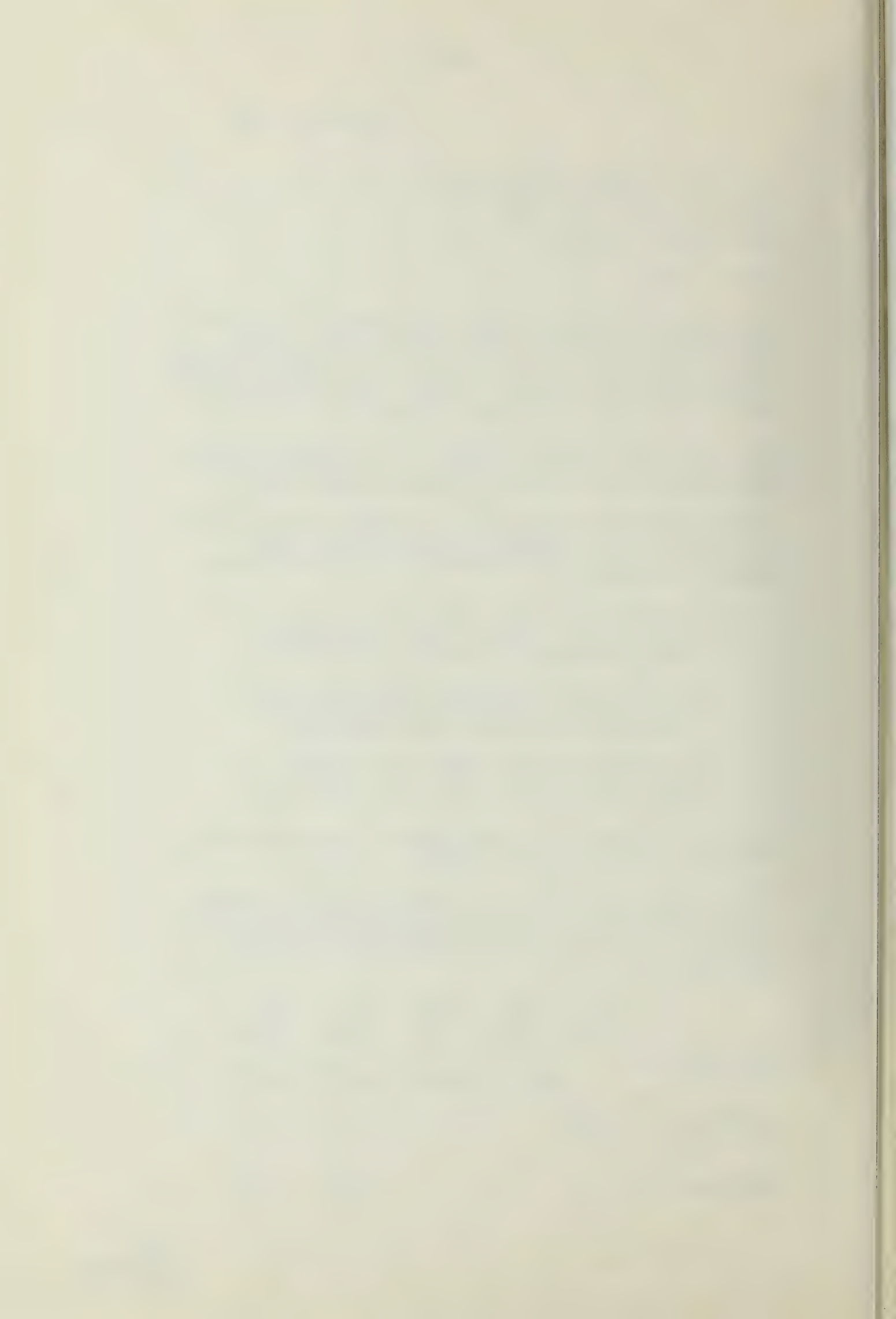
The Agency, with the assistance of the San Francisco Real Estate Board, developed the agreement and procedures used in the experimental program. The following steps were then taken to implement the program:

1. Advertisements of the program were placed in the "Rentals Wanted" section of three daily and four weekly newspapers for a period of one week.
2. An Informational Bulletin explaining the experiment was mailed to a large number of persons who own and/or manage rental units within this City.
3. The San Francisco Real Estate Board reprinted the Informational Bulletin on the front page of their weekly newsletter.

Copies of the Agreement, the advertisement and the Informational Bulletin are enclosed for your reference.

The following chart summarizes the thirty-two nondiscriminatory rental listings which were submitted to the Agency as a result of the publicity mentioned above. The number of such listings submitted and the rental range of those listings are shown in the appropriate block.

	<u>Two Rooms</u>	<u>Three Rooms</u>	<u>Four Rooms</u>	<u>Five Rooms</u>	<u>Six Rooms</u>
Apartments		6	8	11	2
Rental Range		\$60-135	\$70-100	\$65-115	\$95-125
Cottages		3			
Rental Range		\$50-60			
Homes				1	1
Rental Range				\$150	\$90



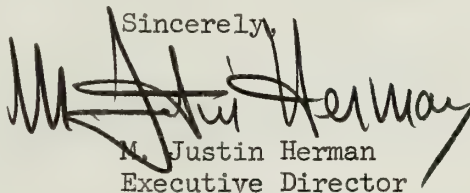
Additional results of the program are as follows:

1. The listings submitted were scattered in many different areas of the City.
2. The Agency received numerous requests for additional information regarding the program.
3. A large mailing list was compiled of owners and managers of rental property within the City who expressed an interest in the program.

The Agency's previous experience in attempting to obtain standard rental listings demonstrates the need for additional methods for obtaining vacancies to aid in the relocation of families from Western Addition Area Two. In the past, a number of methods were used by the Agency in an effort to obtain standard rental listings such as checking of newspaper listings, follow-up of utility change-orders, neighborhood canvassing, and contacts with citizen organizations and leaders. Each was time consuming and met with limited success.

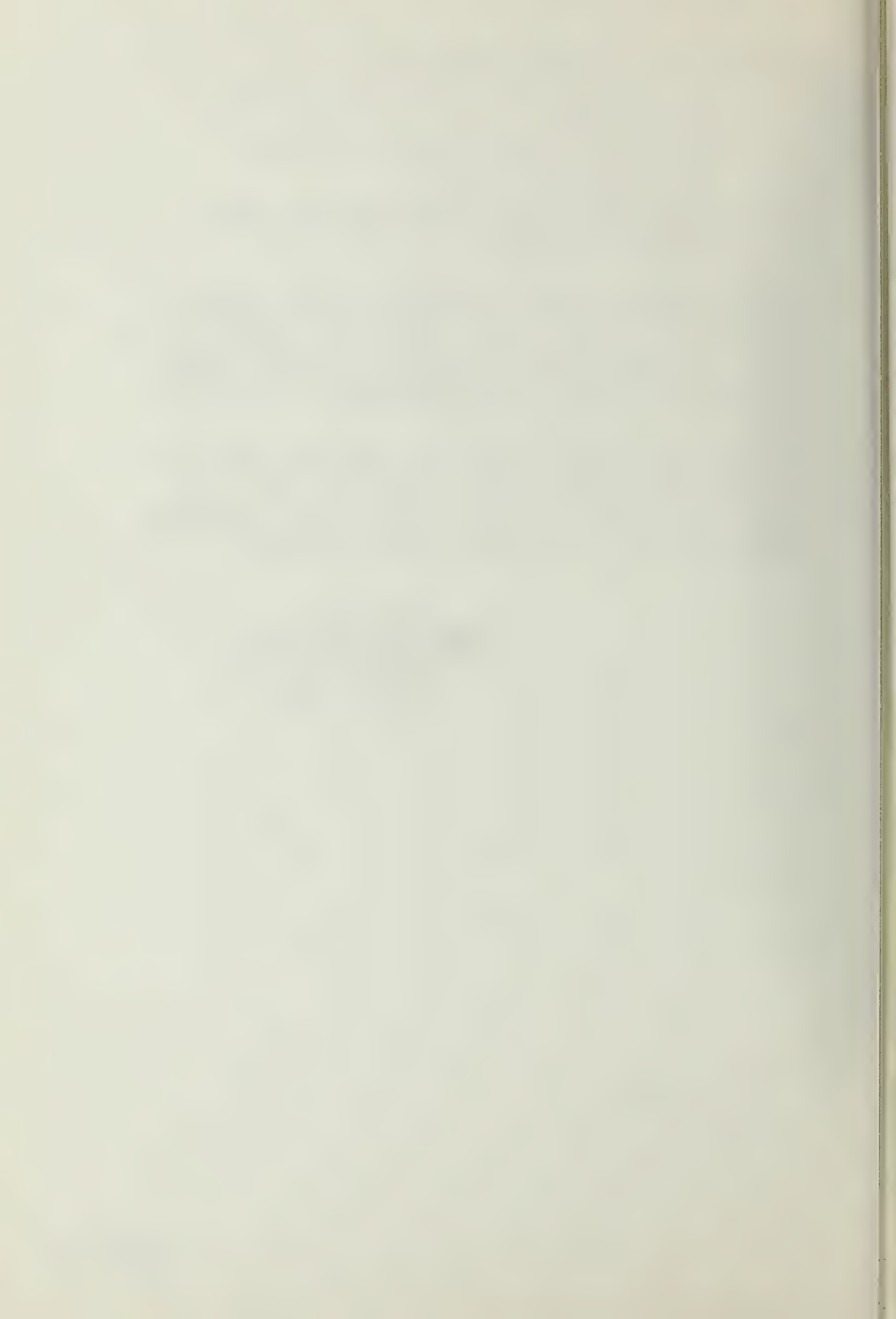
The Agency feels that the importance of the experimental program lies in the large number of nondiscriminatory moderate-priced rental listings submitted immediately upon publication of the newspaper ads. On the basis of this experience the Agency anticipates the use of the Finders' Fee Program to help assure successful relocation of the large number of families who are now living within Western Addition Area Two.

Sincerely,

A handwritten signature in dark ink, appearing to read "M. Justin Herman", is written over the typed name and title.

M. Justin Herman
Executive Director

Encl.



APPENDIX A-2

HOUSING AND HOME FINANCE AGENCY
Office of the Regional Administrator
989 Market Street
San Francisco 3, California

March 29, 1963

Mr. M. Justin Herman
Executive Director
Redevelopment Agency of the
City and County of San Francisco
525 Golden Gate Avenue
San Francisco 2, California

Dear Mr. Herman:

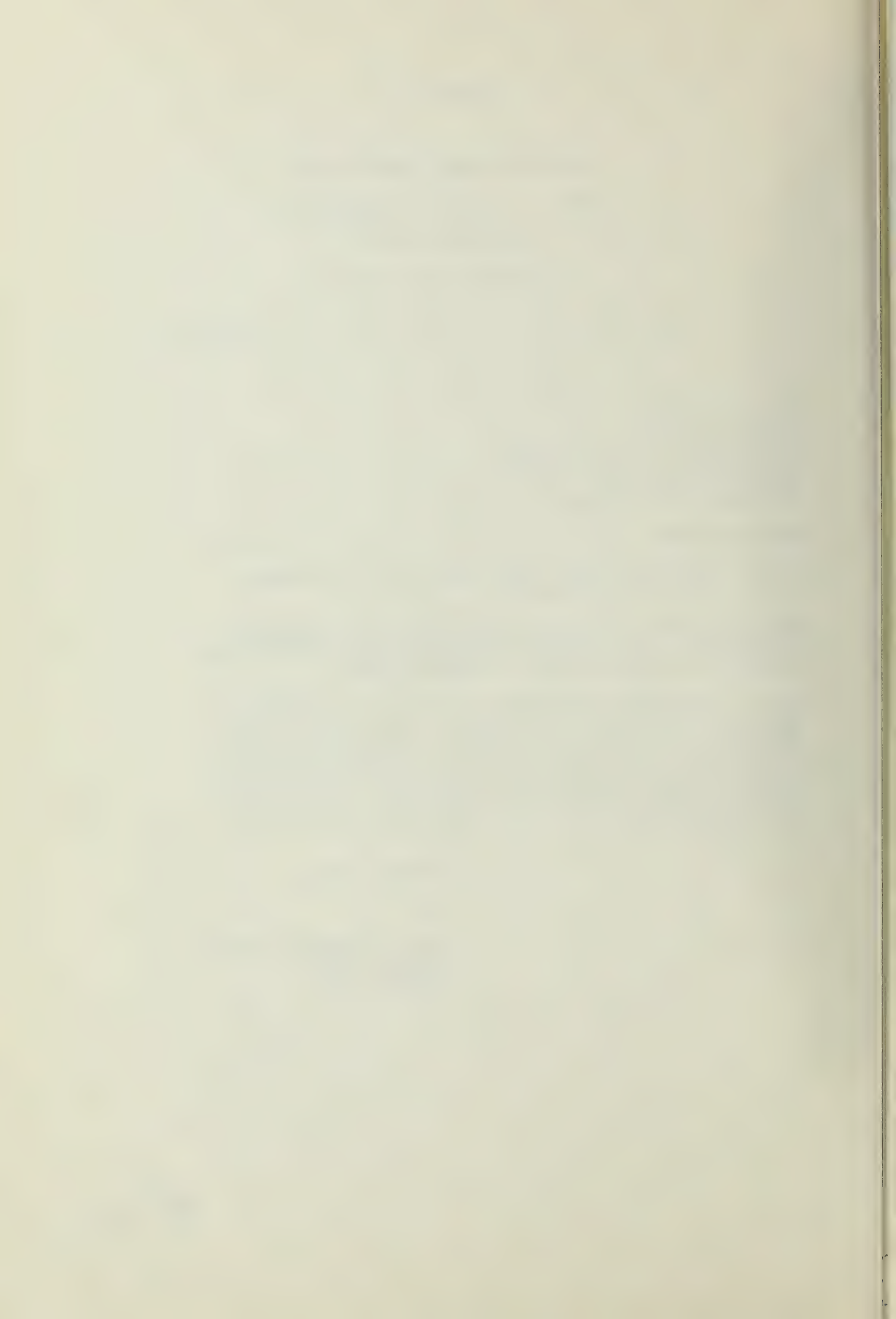
Subject: Project No. Calif. R-54, Western Addition Extension
Finders Fee Program

This is in answer to your February 11, 1963, letter requesting authorization to include the Finders Fee Program in the Relocation Program for the Western Addition Extension Project.

You are authorized to include this in the Relocation Program you are developing for the subject project. Please include in the Relocation Program a detailed description of how and under what circumstances finders fees will be used to facilitate the satisfactory rehousing of families to be displaced, and develop budget estimates related to a projection of the extent of the program and a justification of the basis on which this projection was established.

Sincerely yours,

Robert E. McCabe (Signed)
Regional Director
Urban Renewal



APPENDIX A-3

ADDITIONAL REHOUSING RESOURCES - FINDER'S FEE PROGRAM

The Urban Renewal Administration, in a letter dated March 29, 1963, authorized the inclusion of the Finder's Fee Program in the Relocation Program for Western Addition Area 2.

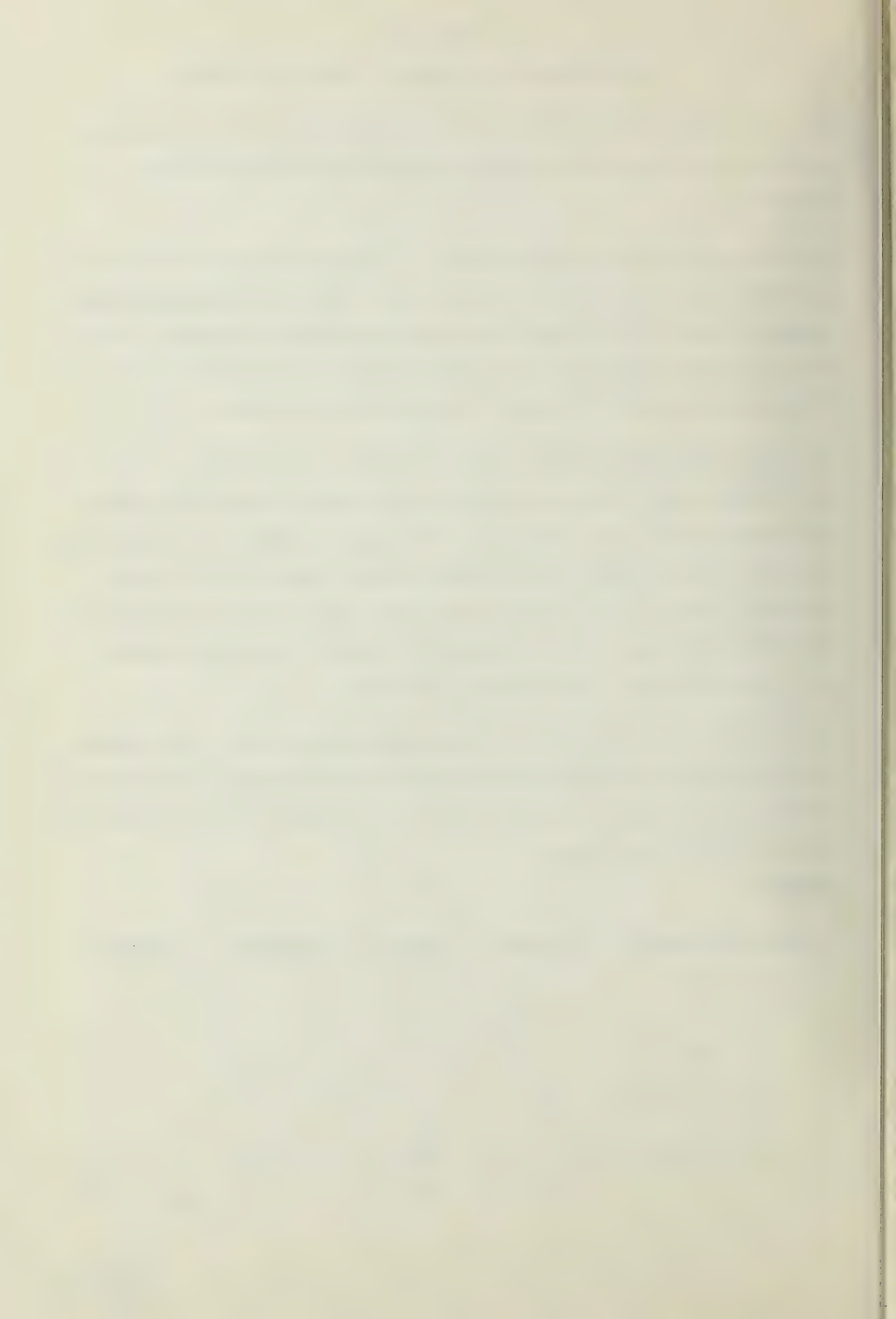
Based on certain data in the sample survey of residents of Western Addition Area 2, conducted by the Project Service Company, December 1961, and the Relocation Housing Analysis, prepared for the Agency by the Real Estate Research Corporation, January 1962, the Agency estimates that the Finder's Fee Program will aid materially in the satisfactory rehousing of at least 550 families and 810 individuals.

The housing requirements and incomes of these families and individuals are such that they are unable or unwilling to occupy public housing and yet cannot afford new moderate-priced private housing built under Section 221(d)(3) or more expensive rental housing. There are, however, decent, safe and sanitary relocation units potentially available on the private rental market. These are units which without the Finder's Fee Program would not normally be available in sufficient quantity due to the tight market which exists for this housing.

The following table, based on Form H-6122 attached as Appendix D-1, is a breakdown by unit sizes and monthly rental ranges required for these families and individuals. (Excluded from this table are families who will be relocated into public housing and moderate-priced private housing).

FAMILIES

<u>Total</u> <u>Gross Monthly Rental</u>	<u>1 Bedroom</u>	<u>2 Bedrooms</u>	<u>3 Bedrooms</u>	<u>4 Bedrooms</u>
\$40 - 49	75	8		
50 - 59	84	6		
60 - 69	98	-		
70 - 79	197	-		
80 - 89		9		
90 - 130		46	24	3
	454	69	24	3 = 550

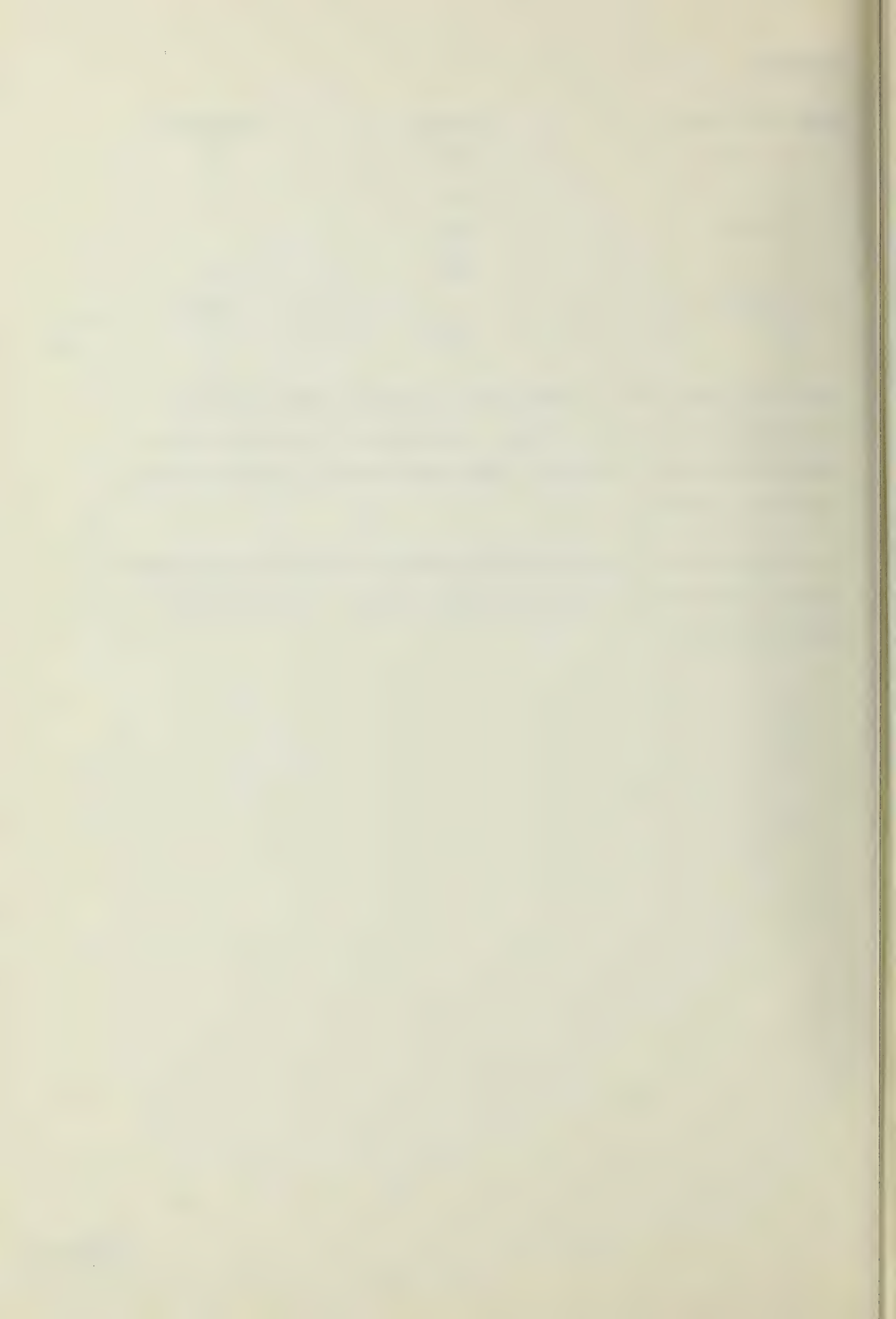


INDIVIDUALS

<u>Total</u> <u>Gross Monthly Rental</u>	<u>1 Bedroom</u>	<u>2 Bedrooms</u>		
\$40 - 49	146	20		
50 - 59	156	8		
60 - 69	237			
70 - 79	190	23		
80 - 89		30		
	729	81	=	810

Based on the above table, the Agency estimates that the budget necessary to facilitate the satisfactory rehousing of these persons to be displaced from Western Addition Area 2 is \$68,000. [~~\$~~50 (Finder's Fee) x 1,360 (families and individuals) = \$68,000].

It is the conviction of the Agency that moderate-priced units for large families, both white and non-white, will become available through a well-publicized Finder's Fee Program.



APPENDIX B

HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO
440 Turk Street
San Francisco 2, California

October 25, 1962

Mr. Robert N. Hill
Acting Executive Director
San Francisco Redevelopment Agency
525 Golden Gate Avenue
San Francisco 2, California

Dear Mr. Hill:

Here is the information requested in your letter of October 22nd:

Number of Units Under Management:

<u>Low-Rent Program</u>	<u>OBR</u>	<u>1BR</u>	<u>2BR</u>	<u>3BR</u>	<u>4BR</u>	<u>5BR</u>	<u>Total</u>	
	87	978	2542	1174	287	40	5108	
<u>Relinquished Program</u>	<u>86</u>	<u>876</u>	<u>1301</u>	<u>427</u>	<u>20</u>	<u>15</u>	<u>2725</u>	7833
<u>Under Construction:</u>	5	8	5				18	(Completion approx. November '62)
	14	66	56		4		140	(Completion approx. February '63)
	16	83	67		4		<u>170</u>	(Completion approx. March '63)
<u>Projects Planned:</u>	209	82			38	38	<u>328</u> <u>367*</u>	328 367

None of these projects will be completed before mid-1964 and possibly several months later.

Income Limits for Initial and Continued Occupancy: (Low-Rent Program)

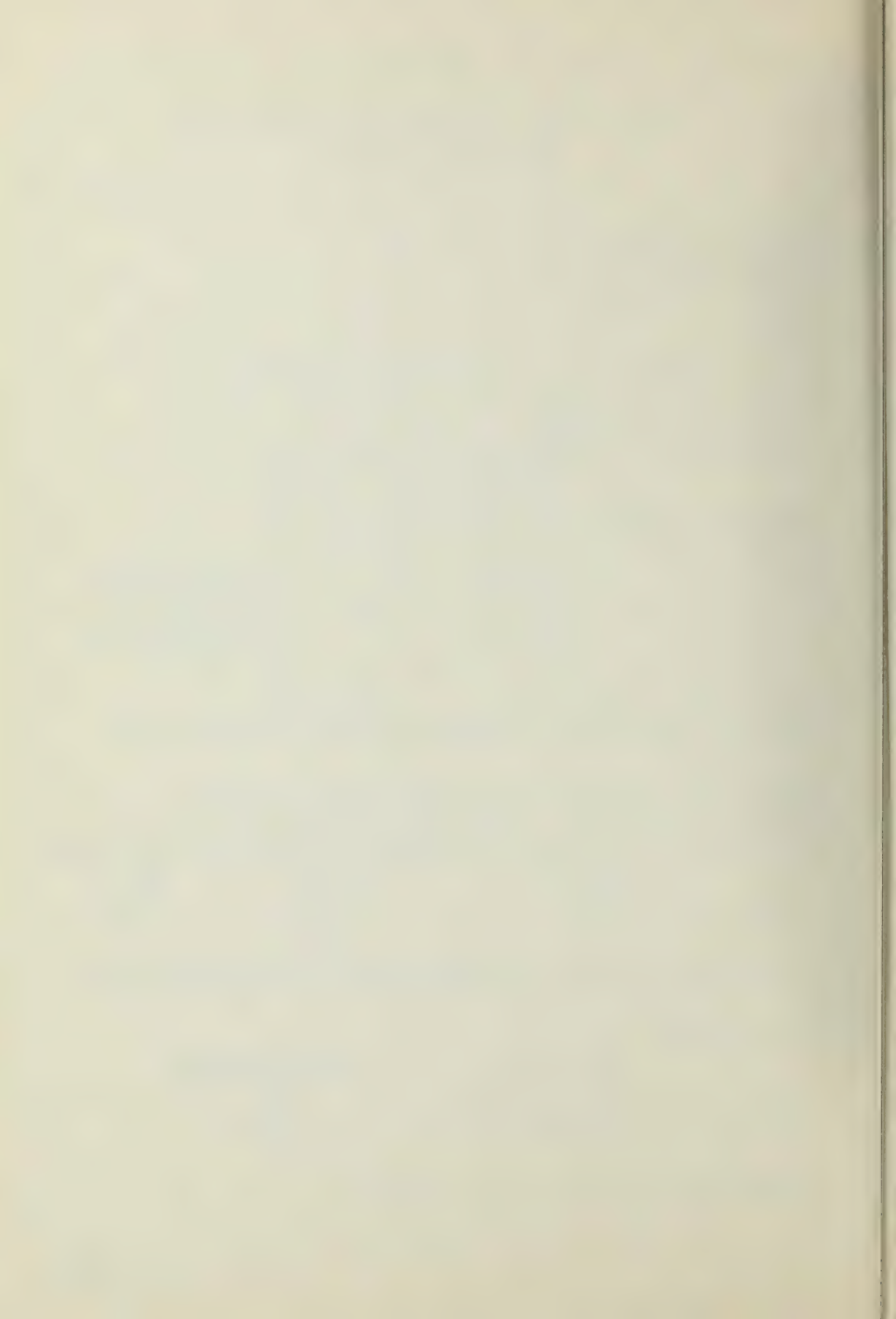
<u>No. of Persons</u>	<u>Regular Admission Limits</u>	<u>Special Admission Limits</u>	<u>1/ Cont'd Occupancy</u>
1	\$2880.00	\$2880.00	\$3600.00
2	3700.00	4500.00	4625.00
3 or 4	3900.00	4700.00	4875.00
5 or more	4200.00	5000.00	5250.00

Within each group of two or more persons an additional \$100.00 per annum is added for each minor member of the family other than the head of the family or his spouse.

Minimum Rent Charge:

<u>Apartment Size</u>	<u>Minimum Monthly Rent</u>
Studio or 1 Bedroom	\$39.00
2 Bedrooms	40.00
3 or more Bedrooms	41.00

1/ Special Limits for Displaced persons and families.



October 25, 1962

Preference for Admission - Displaced Families:

First preference is given to families which are to be displaced by any low-rent housing project or by any public slum-clearance, redevelopment or urban renewal project, or by action of a public body or Court, either through the enforcement of housing standards, demolition, closing or improvement of dwelling units, or which were so displaced within three years prior to making application to the local authority for admission to any low-rent housing; Provided, that as among such projects or actions the local authority may from time to time extend a prior preference or preferences; Provided further, that as among families within any such preference group:

- (a) First preference shall be given to families of disabled veterans whose disability has been determined by the Veterans' Administration to be service-connected.
- (b) Second preference shall be given to families of deceased veterans and servicemen whose death has been determined by the Veterans' Administration to be service-connected.
- (c) Third preference shall be given to families of other veterans and servicemen.

Estimated Number of Units to be Available to Displaced Families by Bedroom Size and Racial Availability:

We set forth below by bedroom size the actual number of apartments in operation and the actual number of vacancies for the twelve-month period October 1, 1961 through September 30, 1962.

<u>OBR</u>	<u>1BR</u>	<u>2BR</u>	<u>3BR</u>	<u>4BR</u>	<u>5BR</u>	<u>Total Number of Apartments</u>	
87	970	2360	1102	211	24	4754	
						<u>No. Vacancies 12 months</u>	
8	306	807	273	14	3	1411	
<u>% Turnover of the total</u>	<u>OBR</u>	<u>1BR</u>	<u>2BR</u>	<u>3BR</u>	<u>4BR</u>	<u>5BR</u>	<u>Total %</u>
	9.2	31.5	34.2	24.7	6.6	13	29.7

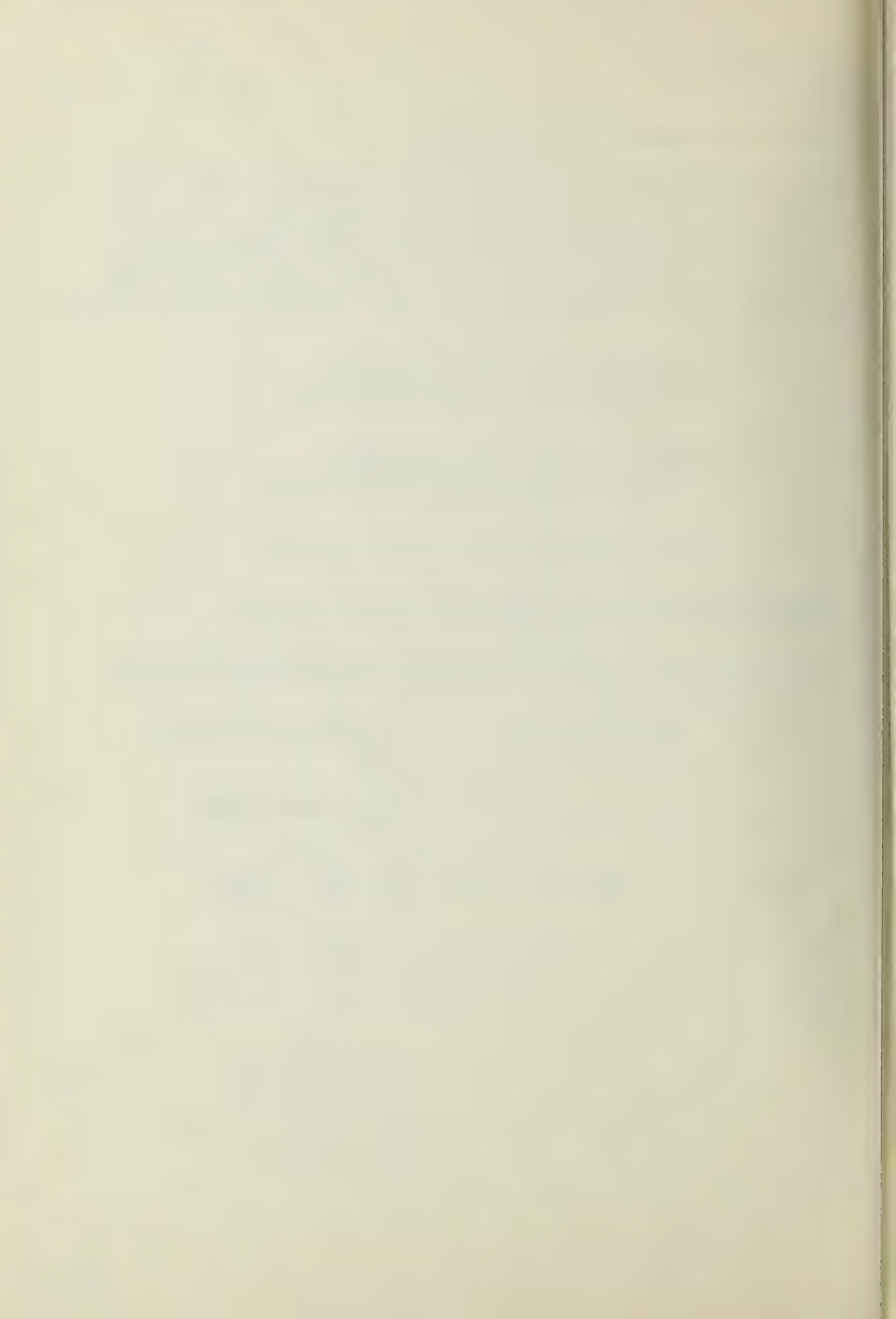
Racial availability is on a first come, first serve basis.

We trust this information will be of assistance to you.

Sincerely yours,

/s/ John W. Beard

John W. Beard
Executive Director



APPENDIX C

(Letterhead)

INFORMATIONAL STATEMENT TO RESIDENTS

_____, 1964

Dear _____:

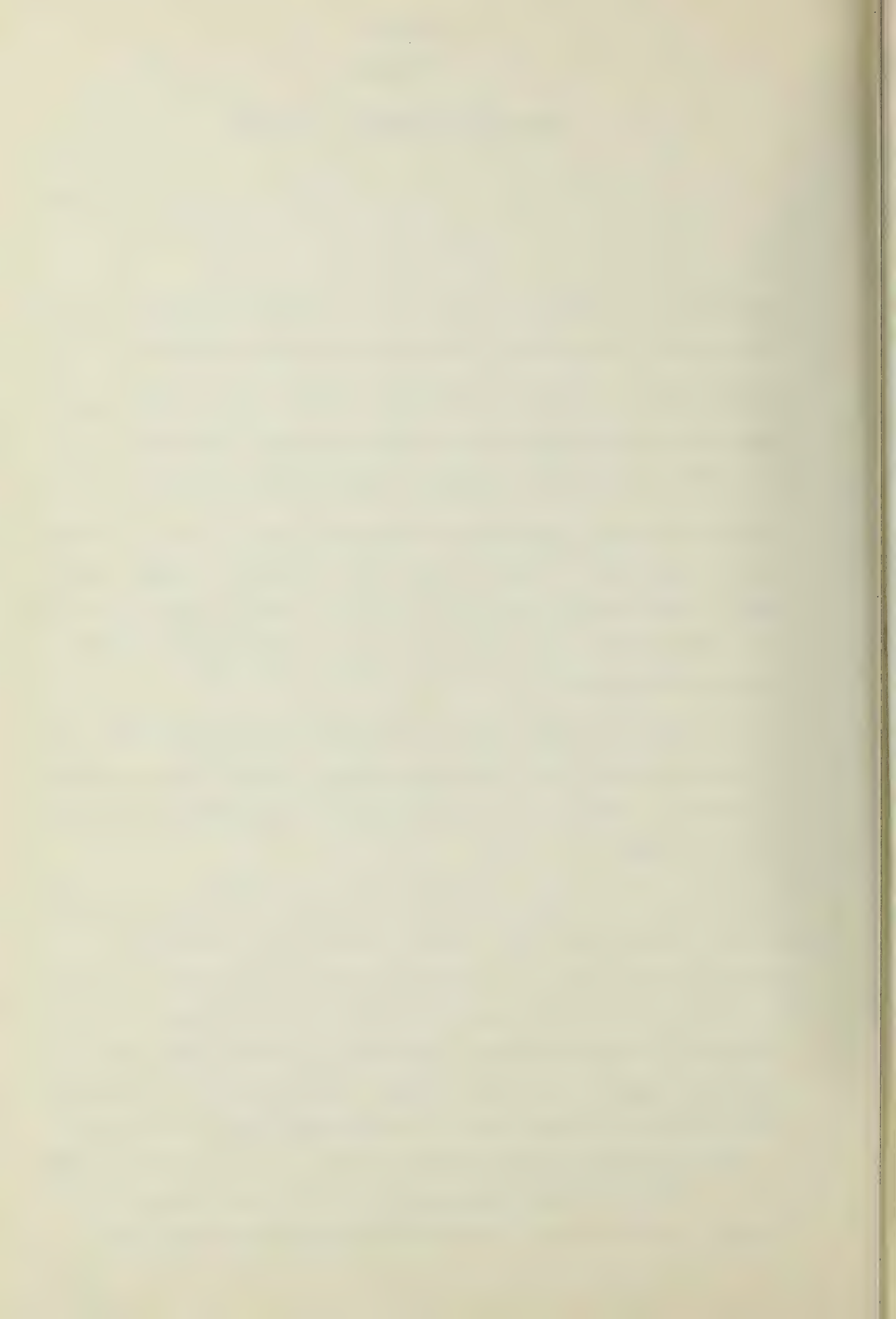
The building in which you live is part of the Western Addition Area 2 Redevelopment Project, and has been purchased by the San Francisco Redevelopment Agency.

The redevelopment of Area 2 will include some existing as well as new housing, shopping areas, and open space, such as parks and squares. Most new housing will be garden apartments for families and senior citizens of moderate income.

The Redevelopment Agency has established a Rehousing Service in the Area 2 office located at 1269 McAllister Street to assist you in finding other housing and to manage the property until you are able to move. This office is open from 8:00 a.m. until 5:00 p.m. Monday through Friday. You will find a friendly and competent staff available to help you.

You will be required to sign a rental agreement with the Redevelopment Agency for your present quarters. All rents are to be mailed or brought to the Area 2 office. You should also contact the staff there on any matter which concerns the property or moving arrangements.

If you yourself locate other housing into which you would like to move - outside of Area 2 - please remember that it should be decent, safe and sanitary, and meet the standards of the fire, health and building codes of the State Housing Act. (A copy of the Housing Standards is attached.) Such housing should be large enough for you and your family, should have hot and cold running water, should have a separate toilet and bath for your family and should be well built. If you discover such housing, please call the Rehousing Service, and a member of the staff will promptly inspect it for you to be sure that it is standard. Please do not move without letting the Rehousing Service know before your move, so that you can be assured of satisfactory housing and payment for your moving expenses.



The San Francisco Redevelopment Agency has approved the making of relocation payments for moving expenses to residents who must move because of the project. The written conditions under which such payments can be made are available at the Area 2 office. Please check them before you move.

In addition to rental units, the Rehousing Service will have listings of properties purchased by the Federal Housing Administration which are for sale or rent. The staff will help you if you wish to contact the office or Agency that will show these properties.

If your income qualifies you for new moderate-priced private housing to be built within Area 2 and elsewhere, you will have first choice for such housing, and the staff will help you in applying for it. If you are found to be eligible for low-rent public housing, you will have priority and be able to get into units which are suited to your family's size as they become vacant.

In case it is necessary for you to move to temporary housing within Area 2 we will keep in close touch with you until standard permanent housing is found. You will never be offered temporary housing which is not as good as your present housing nor will you be evicted unless you refuse to pay your rent, use the property for unlawful purposes, refuse to consider other housing meeting relocation standards, or refuse to admit a relocation interviewer.

We will keep in close touch with you through visits to your home as well as through interviews in the office. Please let the staff know of any changes in the number of members of your family, your income, or your place of employment. If you do this, we will be able to be of more help to you.

Sincerely,

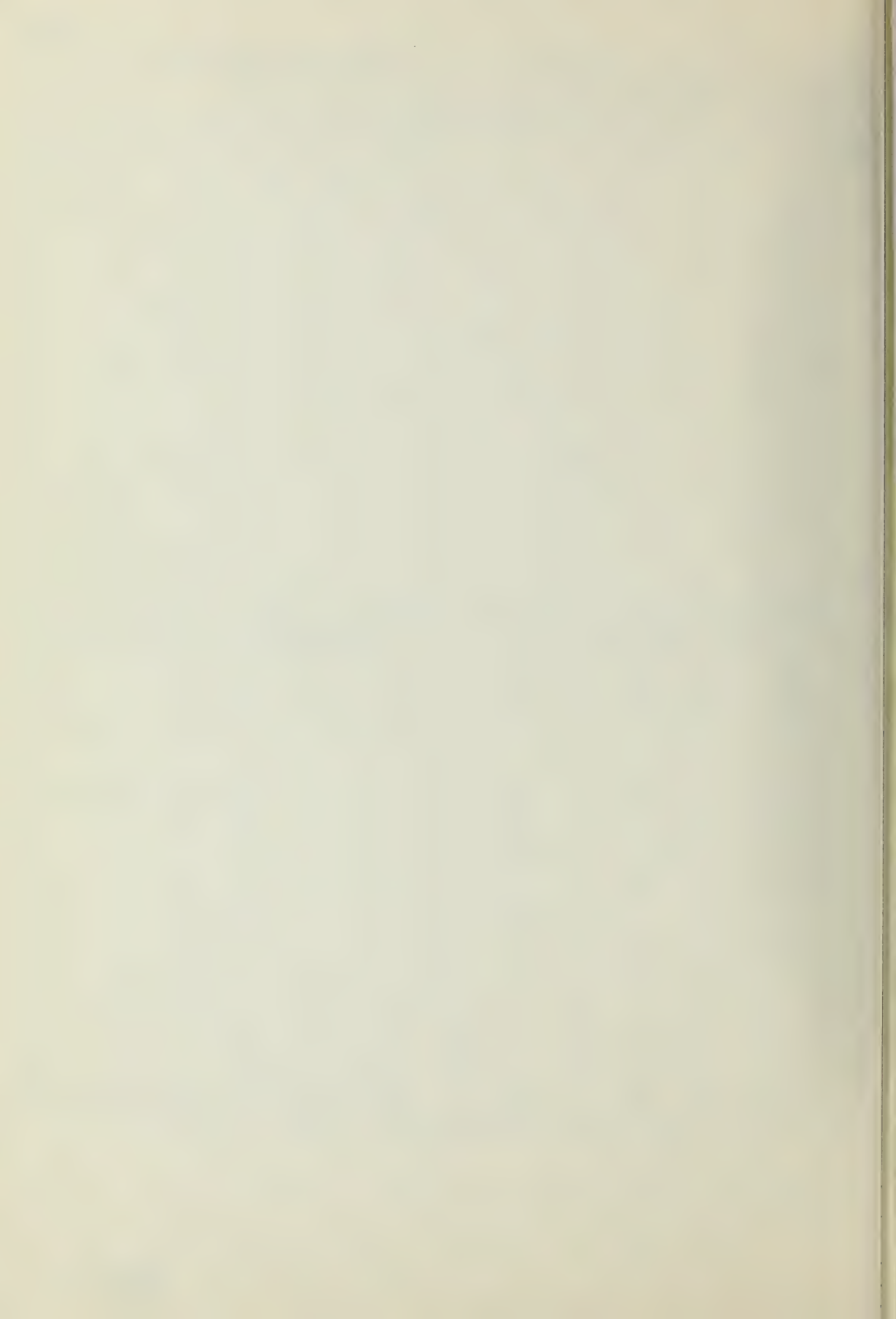
M. Justin Herman
Executive Director

HOUSING AND HOME FINANCE AGENCY URBAN RENEWAL ADMINISTRATION		PROJECT LOCALITY San Francisco, California				
ESTIMATED HOUSING REQUIREMENTS AND RESOURCES FOR DISPLACED FAMILIES		PROJECT NAME Western Addition Area Two				
		PROJECT NUMBER Calif. R-54				
INSTRUCTIONS: Place original and one copy in Binder No. 1. and one copy each in other binders.		ESTIMATED LENGTH OF DISPLACEMENT PERIOD: 36 MOS.			DATE OF SUBMISSION	
I. NUMBER OF FAMILIES IN PROJECT AREA AND NUMBER TO BE DISPLACED						
FAMILIES		TOTAL		WHITE		NONWHITE
a. Estimated number of families in project area		2720 1/		894		1826
b. Estimated number to be displaced from property to be acquired by LPA		1961		523		1438
c. Estimated number to be displaced from property to be acquired by other public bodies		--		--		--
d. Estimated number to be displaced by rehabilitation, conservation, or code enforcement activities, from property not to be acquired		482		271		211
II. CHARACTERISTICS OF FAMILIES TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED BY LPA						
ESTIMATED NUMBER OF FAMILIES	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL	523	443	80	1438	1307	131
b. Eligible for federally aided public housing	252	238	14	842	823	19
c. Eligible for State or locally aided public housing	--	--	--	--	--	--
d. Ineligible for public housing	271	205	66	596	484	112
III. CHARACTERISTICS OF FAMILIES TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED BY OTHER PUBLIC BODIES						
ESTIMATED NUMBER OF FAMILIES	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL	--	--	--	--	--	--
b. Eligible for federally aided public housing	--	--	--	--	--	--
c. Eligible for State or locally aided public housing	--	--	--	--	--	--
d. Ineligible for public housing	--	--	--	--	--	--
IV. CHARACTERISTICS OF FAMILIES TO BE DISPLACED BY REHABILITATION, CONSERVATION, OR CODE ENFORCEMENT ACTIVITIES, FROM PROPERTY NOT TO BE ACQUIRED						
ESTIMATED NUMBER OF FAMILIES	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL	271	271	--	211	200	11
b. Eligible for federally aided public housing	132	126	--	173	173	--
c. Eligible for State or locally aided public housing	--	--	--	--	--	--
d. Ineligible for public housing	139	145	--	38	27	11
V. PROPOSED REHOUSING OF FAMILIES INCLUDED IN BLOCKS II, III, and IV ABOVE						
PROPOSED REHOUSING	WHITE			NONWHITE		
	TOTAL	EXISTING UNITS	NEW UNITS	TOTAL	EXISTING UNITS	NEW UNITS
a. TOTAL FAMILIES	794	794	--	1649	1574	75
b. Private rental housing	428	428	--	623	548	75
c. Private sales housing	150	150	--	180	180	--
d. Federally aided public housing	216	216	--	846	846	--
e. Other public housing	--	--	--	--	--	--

1/
Occupants of public housing units are not included because these units will not be affected by the program.

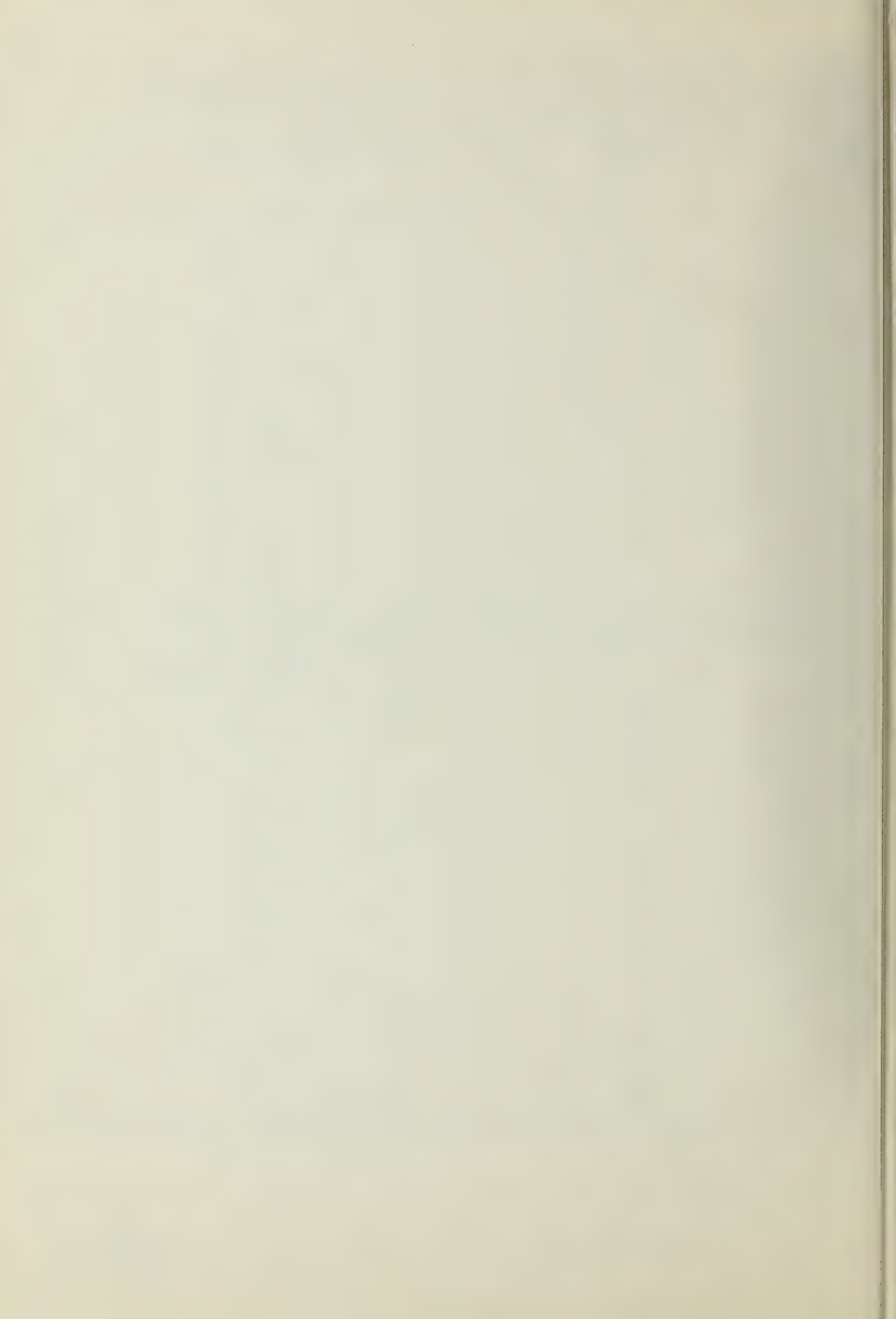
PROJECT NAME Western Addition Area Two				PROJECT NUMBER Calif. R-54					
VI. SIZE AND BEDROOM REQUIREMENTS, BY INCOME, OF FAMILIES TO BE DISPLACED FROM PROJECT AREA (Include all listed under II, III, and IV)									
A. SIZE, BY INCOME, OF WHITE FAMILIES TO BE DISPLACED FROM PROJECT AREA									
MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	NUMBER OF FAMILIES BY FAMILY SIZE ¹							
		2	3	4	5	6	7	8	9 OR MORE
TOTAL	794	346/316	16/22	-/47	14/8	-/17	8/-	--	--
\$0 - \$49	--	--	--	--	--	--	--	--	--
\$50 - \$99	7	7/-	--	--	--	--	--	--	--
\$100 - \$149	96	96/-	--	--	--	--	--	--	--
\$150 - \$199	91	91/-	--	--	--	--	--	--	--
\$200 - \$249	63	36/3	16/-	--	--	--	8/-	--	--
\$250 - \$299	67	31/14	-/8	-/6	8/-	--	--	--	--
\$300 - \$349	56	30/20	--	--	6/-	--	--	--	--
\$350 - \$399	83	55/28	--	--	--	--	--	--	--
\$400 - \$449	67	-/58	--	--	--	-/9	--	--	--
\$450 - \$499	59	-/59	--	--	--	--	--	--	--
\$500 or more	205	-/134	-/14	-/41	-/8	-/8	--	--	--
B. BEDROOM REQUIREMENTS, BY INCOME, OF WHITE FAMILIES TO BE DISPLACED									
MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	BEDROOM REQUIREMENTS							
		1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE			
TOTAL	794	656	89	49	--	--			
\$0 - \$49	--	--	--	--	--	--			
\$50 - \$99	7	7	--	--	--	--			
\$100 - \$149	96	96	--	--	--	--			
\$150 - \$199	91	91	--	--	--	--			
\$200 - \$249	63	47	8	8	--	--			
\$250 - \$299	68	62	6	--	--	--			
\$300 - \$349	56	50	--	6	--	--			
\$350 - \$399	83	83	--	--	--	--			
\$400 - \$449	67	58	9	--	--	--			
\$450 - \$499	59	59	--	--	--	--			
\$500 or more	204	103	66	35	--	--			

¹ Draw a zigzag line differentiating eligible from ineligible families, by family size, for admission to public housing.



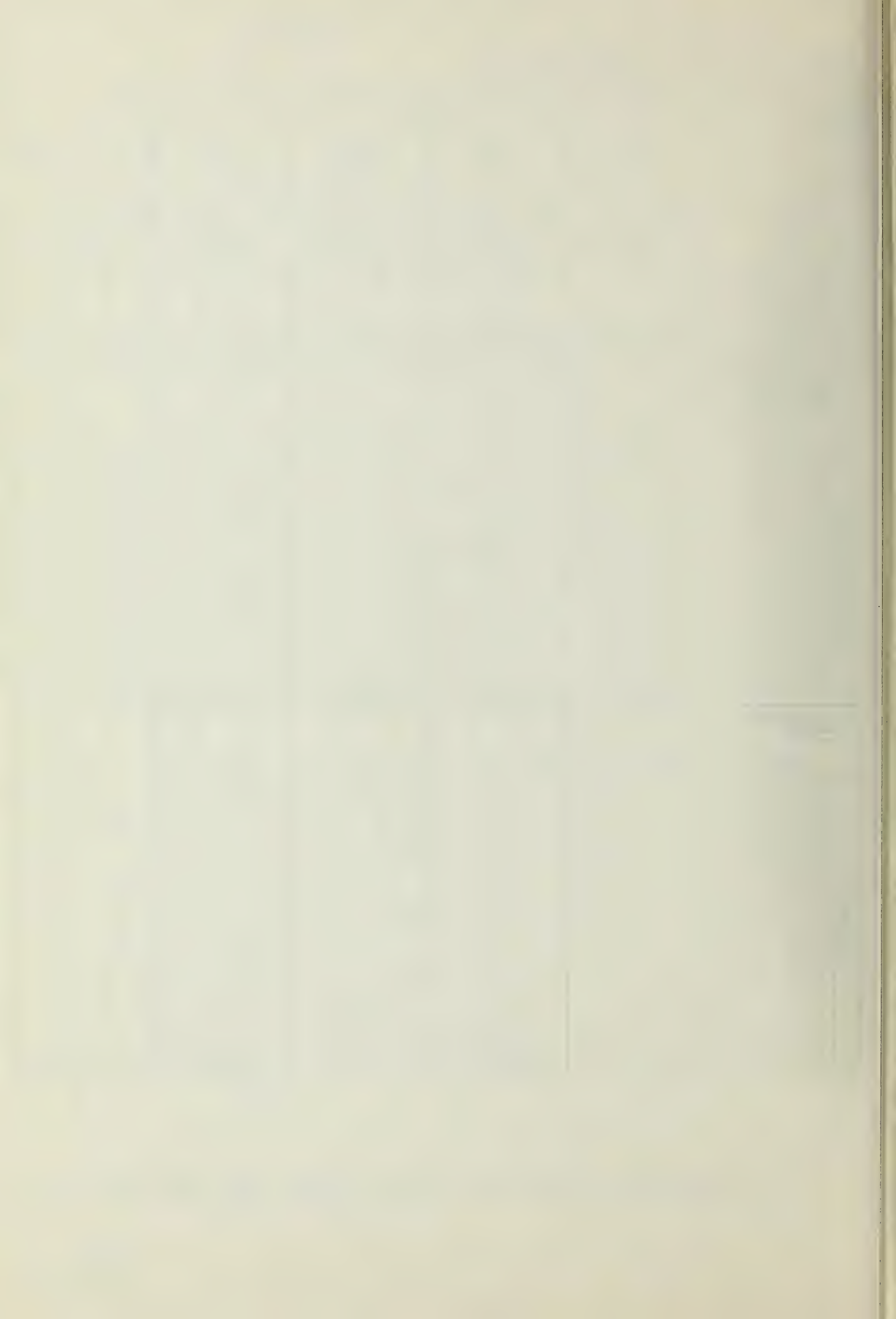
PROJECT NAME Western Addition Area Two				PROJECT NUMBER Calif. R-54					
VI. SIZE AND BEDROOM REQUIREMENTS, BY INCOME, OF FAMILIES TO BE DISPLACED FROM PROJECT AREA—Continued (Include all listed under II, III, and IV)									
C. SIZE, BY INCOME, OF NONWHITE FAMILIES TO BE DISPLACED FROM PROJECT AREA									
MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	NUMBER OF FAMILIES BY FAMILY SIZE ¹							
		2	3	4	5	6	7	8	9 OR MORE
TOTAL	1649	343/240	189/154	216/55	220/85	77/48	35/11	13/12	22/29
\$0 - \$49	10	6/-	--	--	--	--	--	--	4/-
\$50 - \$99	20	13/-	7/-	--	--	--	--	--	--
\$100 - \$149	73	57/-	11/-	5/-	--	--	--	--	--
\$150 - \$199	145	30/-	67/-	27/-	12/-	5/-	4/-	--	--
\$200 - \$249	155	76/-	21/-	15/-	37/-	--	6/-	--	--
\$250 - \$299	154	61/-	15/-	15/-	7/-	32/-	12/-	--	12/-
\$300 - \$349	152	27/-	44/-	37/-	14/-	17/-	6/-	7/-	--
\$350 - \$399	195	66/26	13/16	31/-	28/-	8/-	7/-	--	--
\$400 - \$449	120	7/20	11/-	44/-	22/-	4/-	--	6/-	6/-
\$450 - \$499	148	-/52	-/34	42/-	--	7/-	--	--	-/13
\$500 or more	477	-/142	-/104	-/55	-/85	4/48	-/11	-/12	-/16
D. BEDROOM REQUIREMENTS, BY INCOME, OF NONWHITE FAMILIES TO BE DISPLACED									
MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	BEDROOM REQUIREMENTS							
		1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE			
TOTAL	1649	709	536	359	35	10			
\$0 - \$49	10	6	--	--	4	--			
\$50 - \$99	20	20	--	--	--	--			
\$100 - \$149	73	57	11	5	--	--			
\$150 - \$199	145	62	68	15	--	--			
\$200 - \$249	155	87	32	36	--	--			
\$250 - \$299	154	67	37	45	5	--			
\$300 - \$349	152	48	57	47	--	--			
\$350 - \$399	195	114	50	24	7	--			
\$400 - \$449	120	28	57	35	--	--			
\$450 - \$499	148	56	56	22	14	--			
\$500 or more	477	164	168	130	5	10			

¹ Draw a zigzag line differentiating eligible from ineligible families, by family size, for admission to public housing.



PROJECT NAME								PROJECT NUMBER								
Western Addition Area Two								Calif. R-54								
VII. ESTIMATED REHOUSING REQUIREMENTS AND AVAILABILITY																
A. NUMBER OF UNITS REQUIRED AND EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD TO WHITE FAMILIES																
TYPE OF HOUSING		1 BEDROOM			2 BEDROOMS			3 BEDROOMS			4 BEDROOMS			5 OR MORE BEDROOMS		
		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE	
			EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW
1. PUBLIC HOUSING																
a. Federally aided		194	1925	--	--	4840	--	22	1560	--	--	115	--	--	20	--
b. State or locally aided		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
2. STANDARD PRIVATE RENTAL HOUSING																
TOTAL		362	31620	--	50	12910	--	16	2490	221 ^{1/2}	--	225	39	--	--	--
GROSS MONTHLY RENTAL	Under \$40	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	\$40 - \$49	46	425	--	--	195	--	--	--	--	--	--	--	--	--	--
	\$50 - \$59	61	650	--	6	190	--	--	--	--	--	--	--	--	--	--
	\$60 - \$69	50	3850	--	--	430	--	--	--	--	--	--	--	--	--	--
	\$70 - \$79	83	2225	--	--	225	--	--	--	--	--	--	--	--	--	--
	\$80 - \$89	58	3100	--	9	550	--	--	--	--	--	--	--	--	--	--
	\$90 and over	64	21370	--	35	11320	--	16	2490	221	--	225	39	--	--	--
3. STANDARD SALES HOUSING																
TOTAL		100	850	--	31	5820	--	19	5820	--	--	1050	--	--	750	--
SALES PRICE	Under \$5,000	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	\$5,000 - \$5,999	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	\$6,000 - \$6,999	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	\$7,000 - \$7,999	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	\$8,000 - \$8,999	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	\$9,000 - \$9,999	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	\$10,000 - \$11,999	--	--	--	--	440	--	--	295	--	--	--	--	--	--	--
	\$12,000 and over	100	850	--	31	5380	--	19	5525	--	--	1050	--	--	750	--

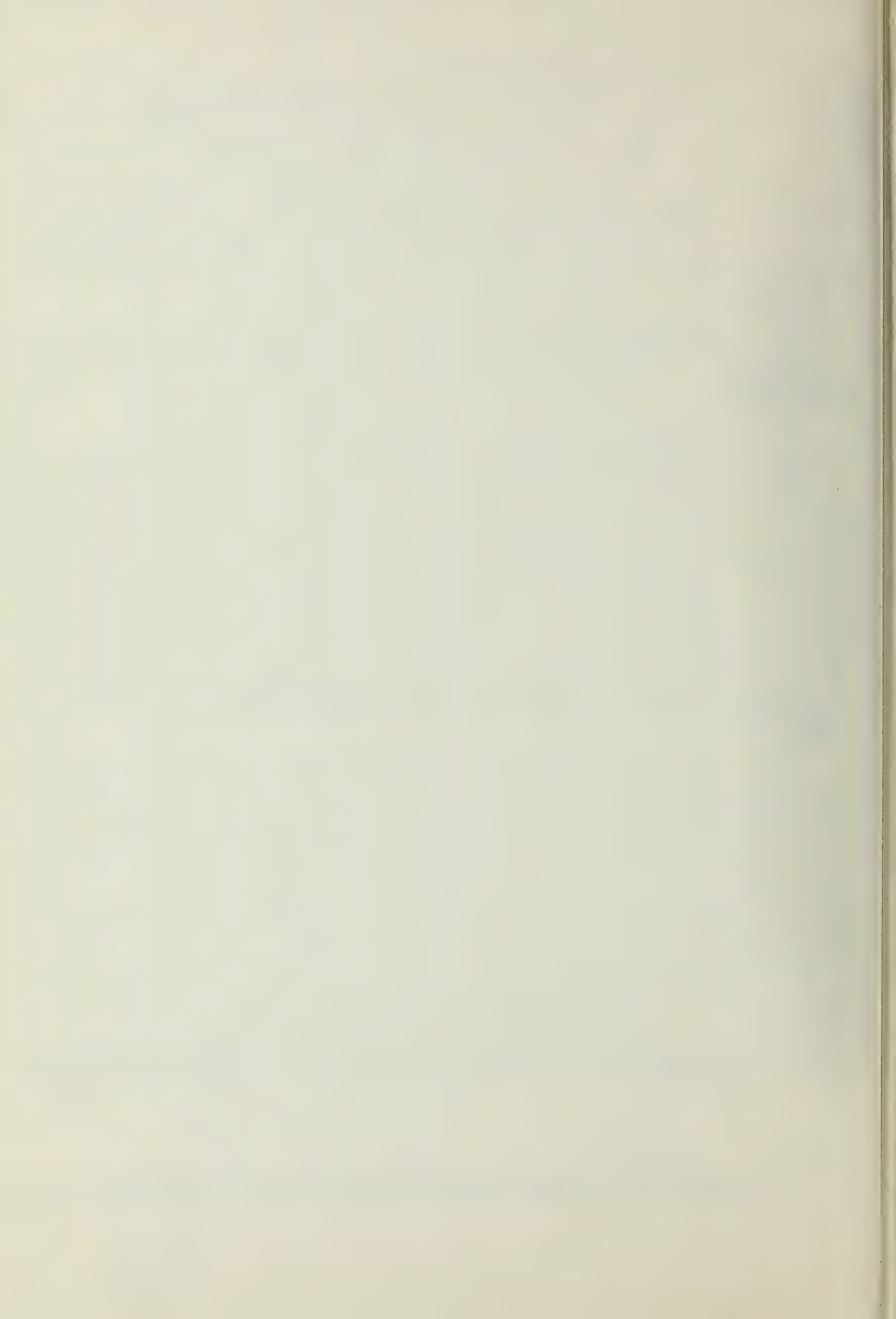
^{1/} Three-bedroom units of moderate-priced private housing to be constructed under Section 221(d)(3), Housing Act of 1961, in the Diamond Heights Redevelopment Project



PROJECT NAME Western Addition Area Two								PROJECT NUMBER Calif. R-54								
VII. ESTIMATED REHOUSING REQUIREMENTS AND AVAILABILITY—Continued																
B. NUMBER OF UNITS REQUIRED AND EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD TO NONWHITE FAMILIES																
TYPE OF HOUSING		1 BEDROOM			2 BEDROOMS			3 BEDROOMS			4 BEDROOMS			5 OR MORE BEDROOMS		
		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE	
			EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW
1. PUBLIC HOUSING																
a. Federally aided		299	1925	--	312	4840	--	208	1560	--	27	115	--	--	20	--
b. State or locally aided		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
2. STANDARD PRIVATE RENTAL HOUSING																
TOTAL		387	20530	--	161	8725	--	62	1800	221 ^{1/4}	8	--	39	5	--	5
GROSS MONTHLY RENTAL	Under \$40	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	\$40 - \$49	--	280	--	--	--	--	--	--	--	--	--	--	--	--	--
	\$50 - \$59	--	325	--	--	--	--	--	--	--	--	--	--	--	--	--
	\$60 - \$69	48	3050	--	--	--	--	--	--	--	--	--	--	--	--	--
	\$70 - \$79	114	1850	--	--	--	--	--	--	--	--	--	--	--	--	--
	\$80 - \$89	28	1500	--	--	--	--	--	--	--	--	--	--	--	--	--
	\$90 and over	197	13525	--	161	8725	--	62	1800	221	8	--	39	5	--	5
3. STANDARD SALES HOUSING																
TOTAL		23	615	--	63	5115	--	89	4660	--	--	900	--	5	750	--
SALES PRICE	Under \$5,000	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	\$5,000 - \$5,999	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	\$6,000 - \$6,999	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	\$7,000 - \$7,999	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	\$8,000 - \$8,999	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	\$9,000 - \$9,999	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	\$10,000 - \$11,999	--	--	--	--	--	--	--	295	--	--	--	--	--	--	--
	\$12,000 and over	23	615	--	63	5115	--	89	4365	--	--	900	--	5	750	--

GPO 931186

^{1/} Three-bedroom units of moderate-priced private housing, to be constructed under Section 221(d)(3), Housing Act of 1961, in the Diamond Heights Redevelopment Project.

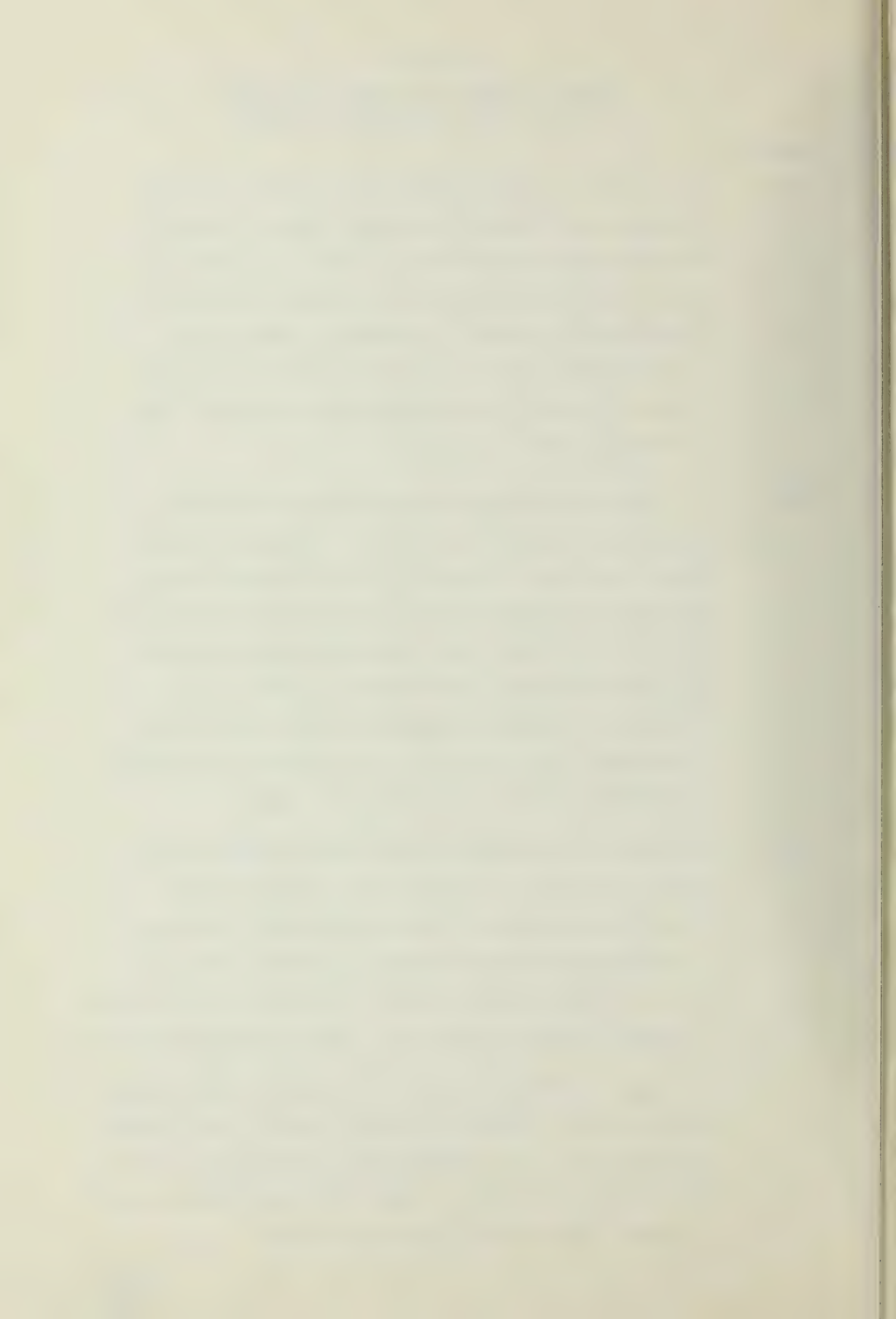


APPENDIX D-2

NARRATIVE EXPLANATION FOR FORM H-6122 AND
ESTIMATED HOUSING REQUIREMENTS AND RESOURCES

Families

- VI-A, C The 206 families with incomes below \$150 per month have been determined to be eligible for admission to public housing by the San Francisco Housing Authority; 194 of the 206 families are on public assistance programs and therefore payment of the monthly rental is assured. If necessary, the Redevelopment Agency will assist the remaining 12 families in applying for welfare if they have not obtained sufficient employment income by the time of their displacement.
- VI-C The four families having nine or more members with reported incomes of less than \$50 per month were obtained from a sample survey using expansion factors to determine the total number. The representative family surveyed was temporarily between jobs at the time. The family head had made preparations to enter a new field of employment and was awaiting results of some examinations. Meanwhile, unemployment benefits were expected within a week. The usual monthly income reported by this family was \$388 which would qualify it for public housing.
- VI-D A reduction in the number of nonwhite families requiring four bedroom units from 45 to 35 was based on the fact that in using the expansion factors for the sample survey, the figure of 45 nonwhite families was increased to 49. Of this group, 14 families living in substandard four bedroom units could be rehoused in three bedroom units on the basis of family size and composition. The figure of 14 families of nine or more members requiring three bedroom units was obtained by expanding a sample of four families. The composition of these families allows three persons to occupy each of the three bedroom units according to established occupancy standards. The breakdown by age and sex follows:

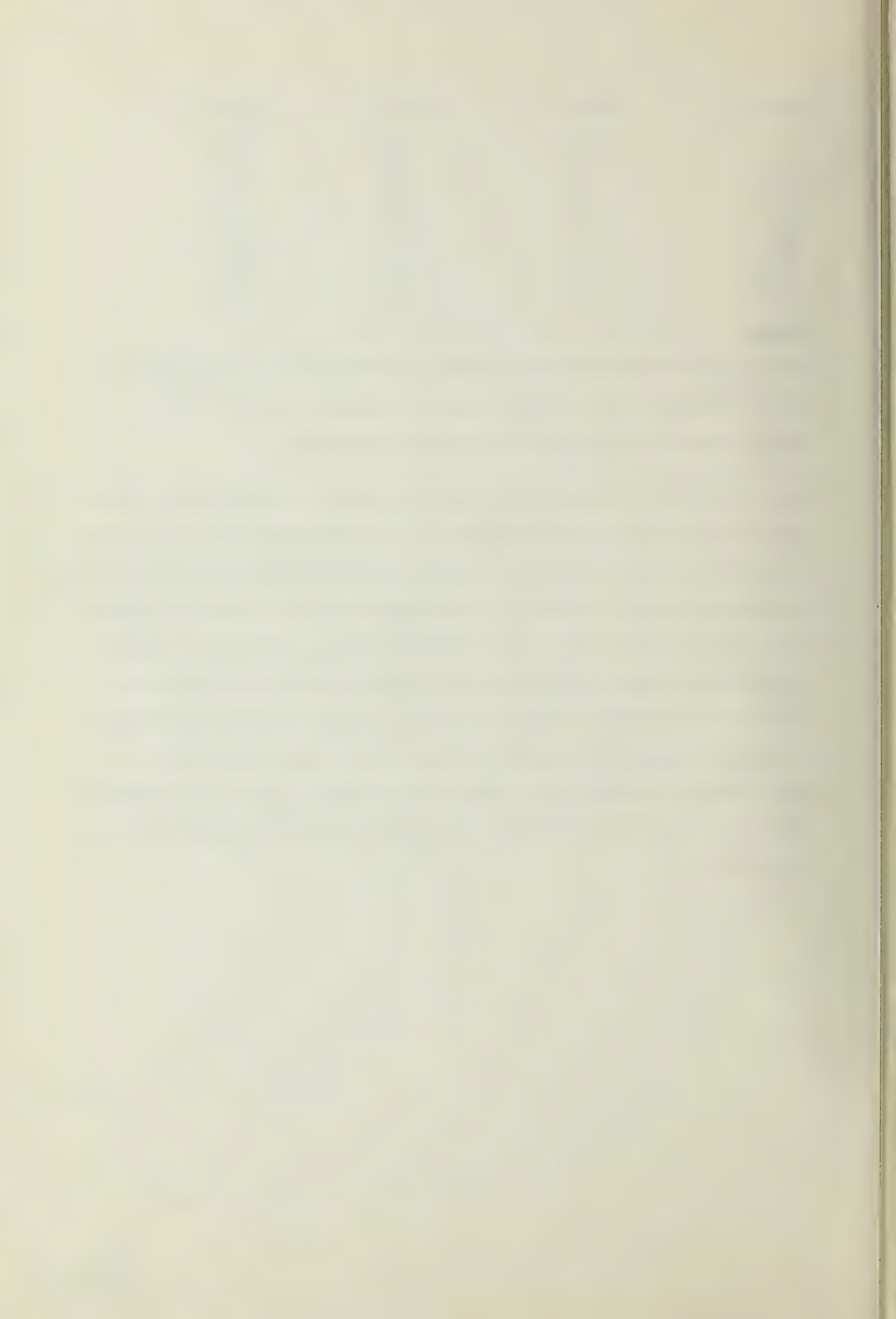


<u>Family A</u>	<u>Family B</u>	<u>Family C</u>	<u>Family D</u>
M-74	M-30	M-46	M-37
F-59	F-26	F-42	F-29
F-20	M-10	F-13	M-14
F-18	M-9	M-8	M-12
M-3	M-8	M-7	F-10
M-2	F-6	F-5	F-9
M-4 mo.	M-4	M-4	M-8
F-3	F-3	M-2	F-4
F-2	M-2	F-1	M-2

Singles

As a part of the existing resources shown on attached forms, 605 one-bedroom units of standard private rental housing are indicated as available for 175 nonwhite single individuals requiring such accommodations.

The survey on which estimation of housing resources has been based was conducted for the San Francisco Redevelopment Agency by the Real Estate Research Corporation in December 1961. At the time the survey was undertaken, housing conditions in San Francisco were such that the above 605 units were available to Orientals, but only a negligible portion were available to Negroes. Meanwhile, the State Legislature has passed the Rumford Fair Housing Bill and it is assumed that with the effect this bill will have in making housing available in San Francisco on an open occupancy basis plus the units which the Agency will be able to secure through the Finder's Fee Program that a sufficient number of one-bedroom units can be made available to the total nonwhite singles and families who will be displaced.



APPENDIX D-3

ESTIMATED HOUSING REQUIREMENTS AND RESOURCES FOR SINGLE INDIVIDUALS

White

Standard Private Rental Housing: Total Required - 2,586

	0 Bedroom		1 Bedroom		2 Bedrooms	
	Req.	Avail.	Req.	Avail.	Req.	Avail.
Under \$40	780	22,640	--	--	--	--
\$40 - 49	431	4,960	58	350	20	180
\$50 - 59	300	660	67	550	8	180
\$60 - 69	293	2,950	143	3,765	--	430
\$70 - 79	180	3,470	43	2,085	23	225
\$80 - 89	50	3,500	48	3,005	30	535
\$90 and Over	42	3,960	38	21,265	32	10,945
Totals	2,076	42,140	397	31,020	113	12,495

Standard Sales Housing: Total Required - 58

	2 Bedrooms		3 Bedrooms	
	Req.	Avail.	Req.	Avail.
\$10,000 - 11,999	38	440	20	295

Public Housing: Total Required - 171

	0 Bedroom	
	Req.	Avail.
Federally Aided	171	271*

Nonwhite

Standard Private Rental Housing: Total Required - 1,709

	0 Bedroom		1 Bedroom		2 Bedrooms		3 Bedrooms	
	Req.	Avail.	Req.	Avail.	Req.	Avail.	Req.	Avail.
Under \$40	553	21,215	--	--	--	--	--	--
\$40 - 49	269	850	86	280	--	--	--	--
\$50 - 59	152	475	89	325	--	--	--	--
\$60 - 69	65	3,350	94	2,970	--	--	--	--
\$70 - 79	61	2,835	147	1,660	--	--	--	--
\$80 - 89	--	3,100	68	1,455	--	--	--	--
\$90 and Over	26	2,415	64	13,195	24	8,725	11	115
Totals	1,126	34,240	548	19,885	24	8,725	11	115

Standard Sales Housing: Total Required - 42

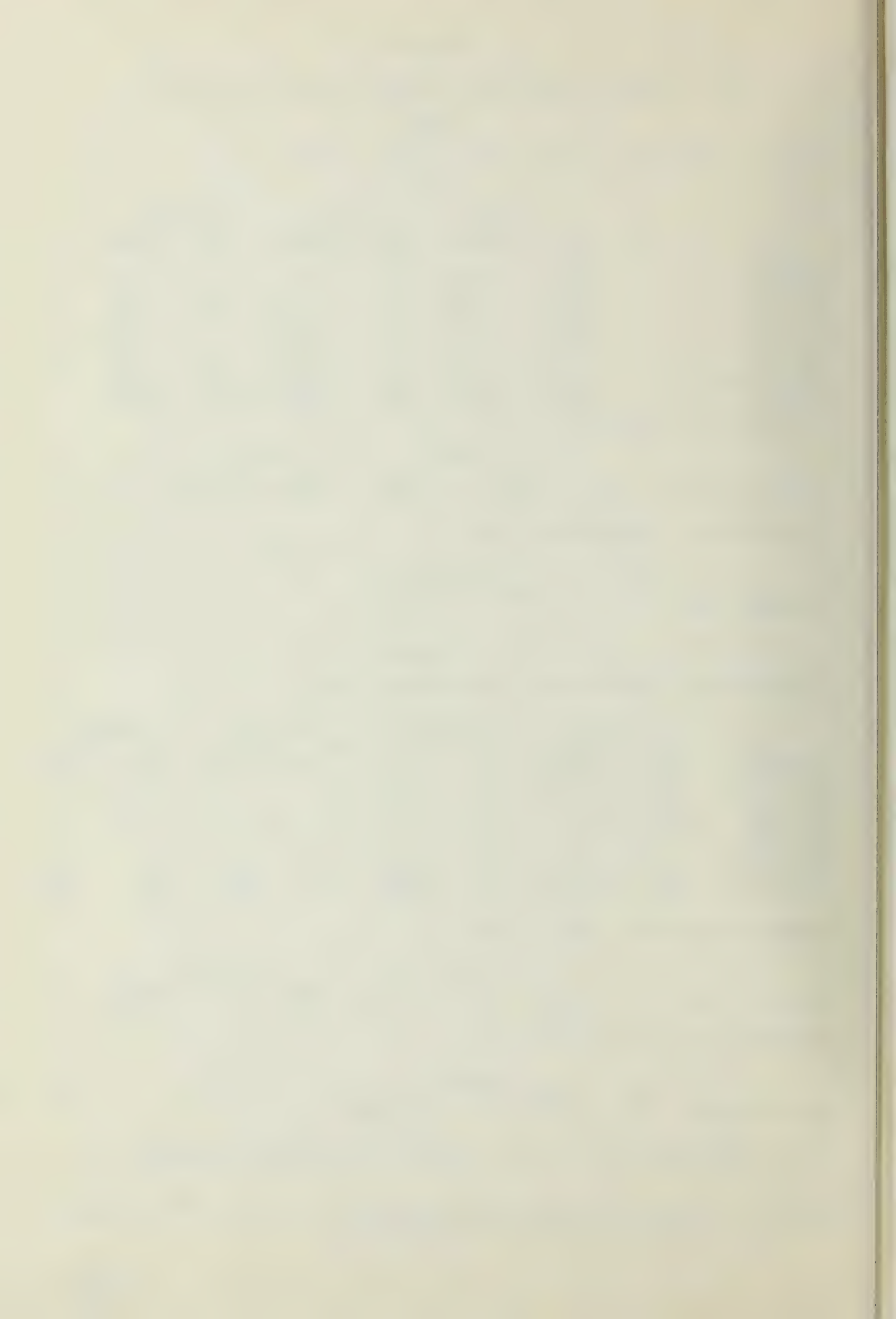
	2 Bedrooms		3 Bedrooms	
	Req.	Avail.	Req.	Avail.
\$10,000 - 11,999	22	320	20	295

Public Housing: Total Required - 30

	0 Bedroom	
	Req.	Avail.
Federally Aided	30	271*

* This figure represents both actual turnover in existing units and scheduled new construction.

NOTE: See Narrative Explanation for Form H-6122 and Estimated Housing Requirements and Resources for Single Individuals (Appendix D-3).

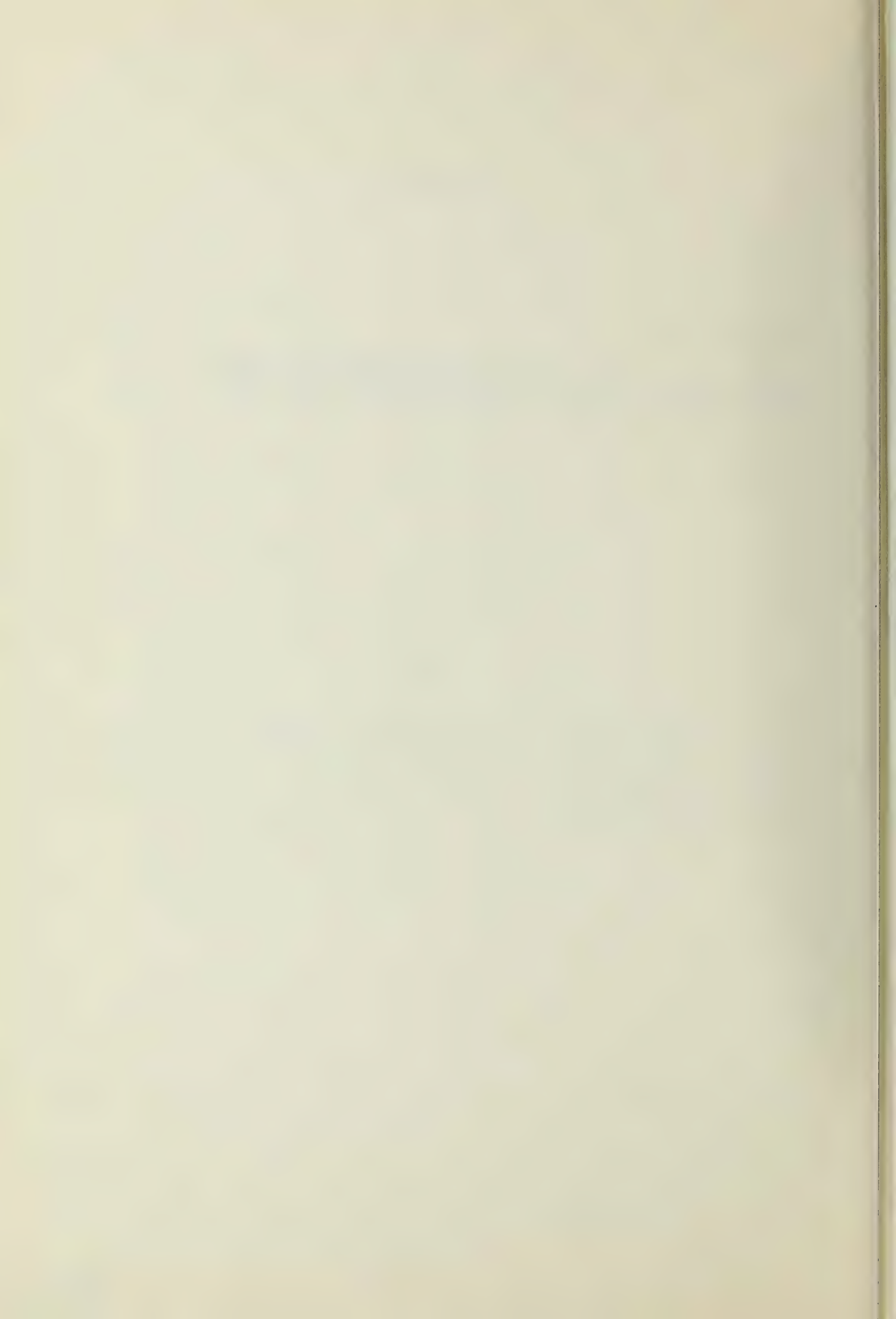


APPENDIX E

Reference is made to -

Project Service Company. Sample Survey of Residents of Western Addition Area 2. Conducted December 1961 through January 1962 for the San Francisco Redevelopment Agency.

Copies of this report may be reviewed at the San Francisco
Redevelopment Agency office, 525 Golden Gate Avenue,
San Francisco 2, California

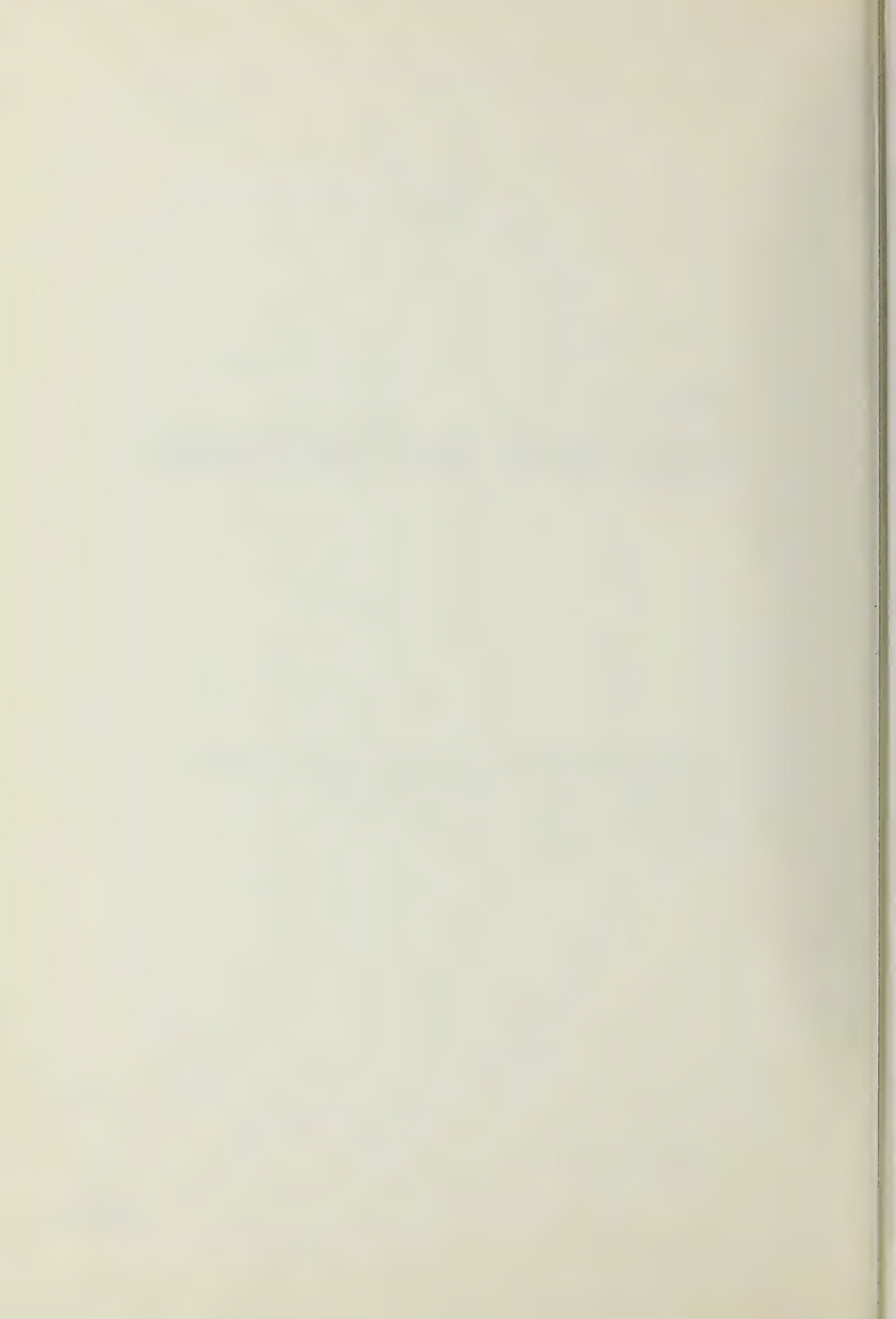


APPENDIX F

Reference is made to -

Real Estate Research Corporation. Relocation Housing Analysis.
San Francisco, California. Prepared for Redevelopment Agency of
The City and County of San Francisco. San Francisco, California,
January 1962.

Copies of this report may be reviewed at the San Francisco
Redevelopment Agency office, 525 Golden Gate Avenue,
San Francisco 2, California



APPENDIX G

SUMMARY OF TOTAL ESTIMATED REHOUSING NEEDS WESTERN ADDITION AREA 2, SOUTH OF MARKET, HUNTERS POINT

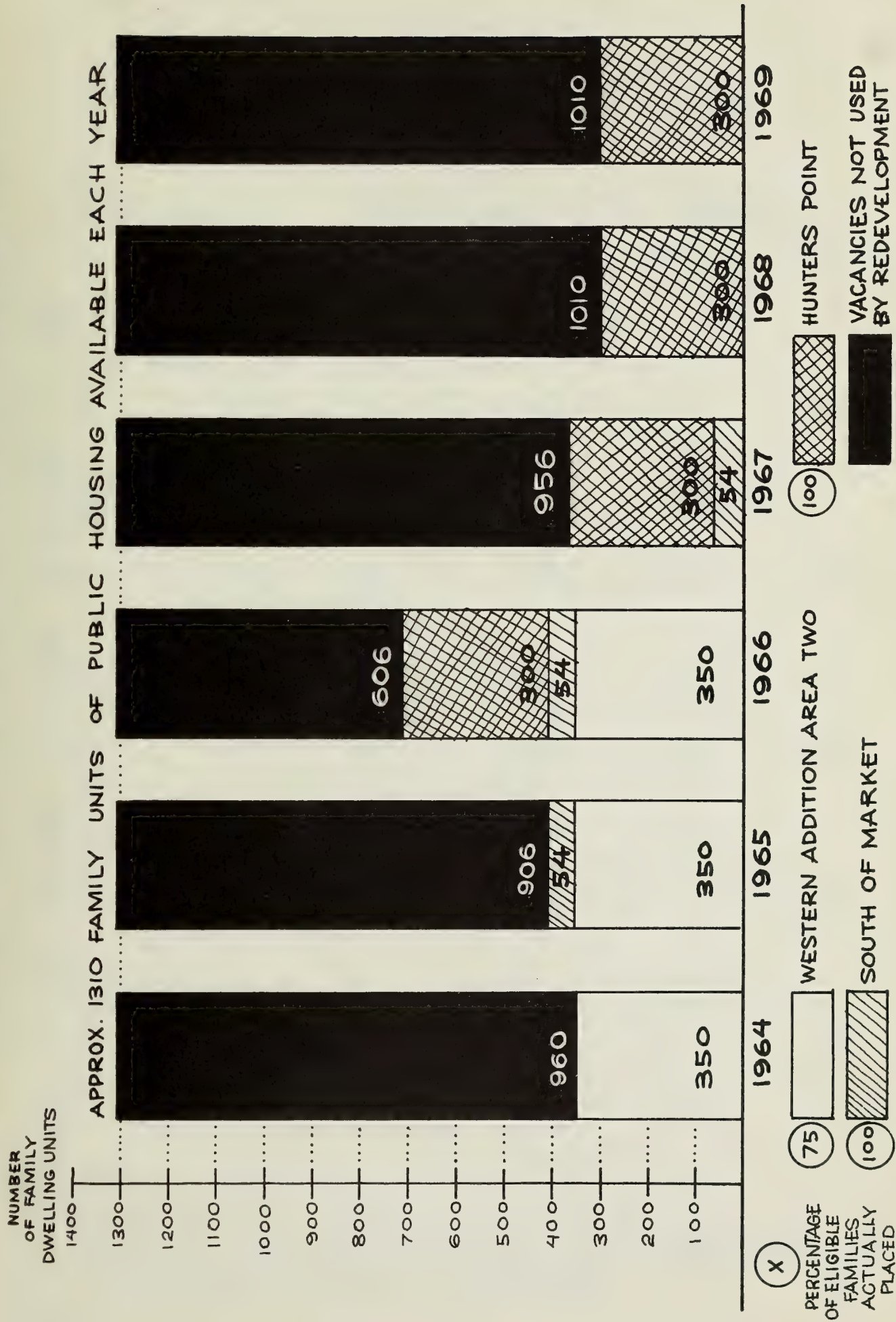
FAMILIES

	Area 2	South of Market	Hunters Point	Total
To be Displaced	2440	253	1800	4493
To be Referred to Public Housing	1060	170	1200	2430
To be Referred to Private Housing	1380	83	600	2073

SINGLE INDIVIDUALS

	Area 2	South of Market	Hunters Point	Total
To be Displaced	4590	3165	60	7815
To be Referred to Public Housing	200	-	-	200
To be Referred to Private Housing	4390	3165	60	7615

ESTIMATED NUMBER OF FAMILIES WHO WILL MOVE INTO PERMANENT PUBLIC HOUSING AREAS WHO WILL MOVE INTO PERMANENT PUBLIC HOUSING



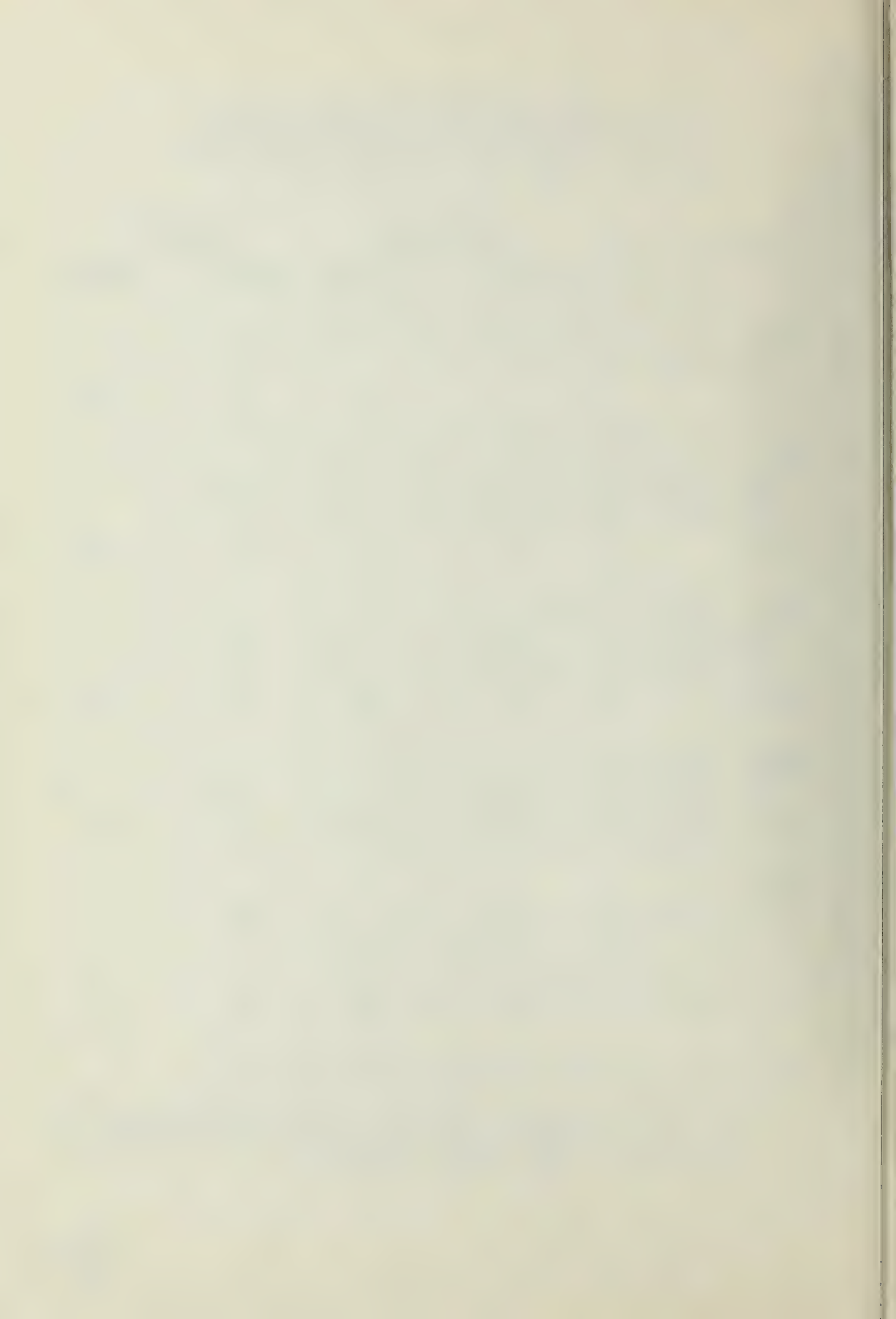
APPENDIX I

ESTIMATED REHOUSING NEEDS AND RESOURCES, FAMILIES, WESTERN ADDITION AREA 2, SOUTH OF MARKET, HUNTERS POINT

<u>To Be Displaced (1)</u>		<u>Moderate-Priced Private Housing</u>		<u>Private Rental Market (2)</u>	
		<u>Families</u>	<u>Resources</u>	<u>Families</u>	<u>Resources</u>
<u>1965</u>					
Area 2	278	120		158	
South of Market	28	17		11	
Subtotal	306	137	350	169	4698
<u>1966</u>					
Area 2	278	120		158	
South of Market	28	15		13	
Hunters Point	150	122		28	
Subtotal	456	257	450	199	4698
<u>1967</u>					
South of Market	27	15		12	
Hunters Point	150	122		28	
Area 2	278	120		158	
Subtotal	455	257	275	198	4698
<u>1968</u>					
Hunters Point	150	122		28	
Area 2	278	120		158	
Subtotal	428	242	275	186	4698
<u>1969</u>					
Hunters Point	150	122		28	
Area 2	278	120		158	
Subtotal	428	242	270	186	4698
TOTAL	2073	1135	1620	938	23490

(1) Exclusive of families to be placed in public housing units.

(2) Rentals shown are confined to those units with rentals of \$120 per month or less. Sales units, totaling 2,439 per year, while a potential resource, are excluded because the high costs and monthly carrying charges will remove most of these units from practical consideration.

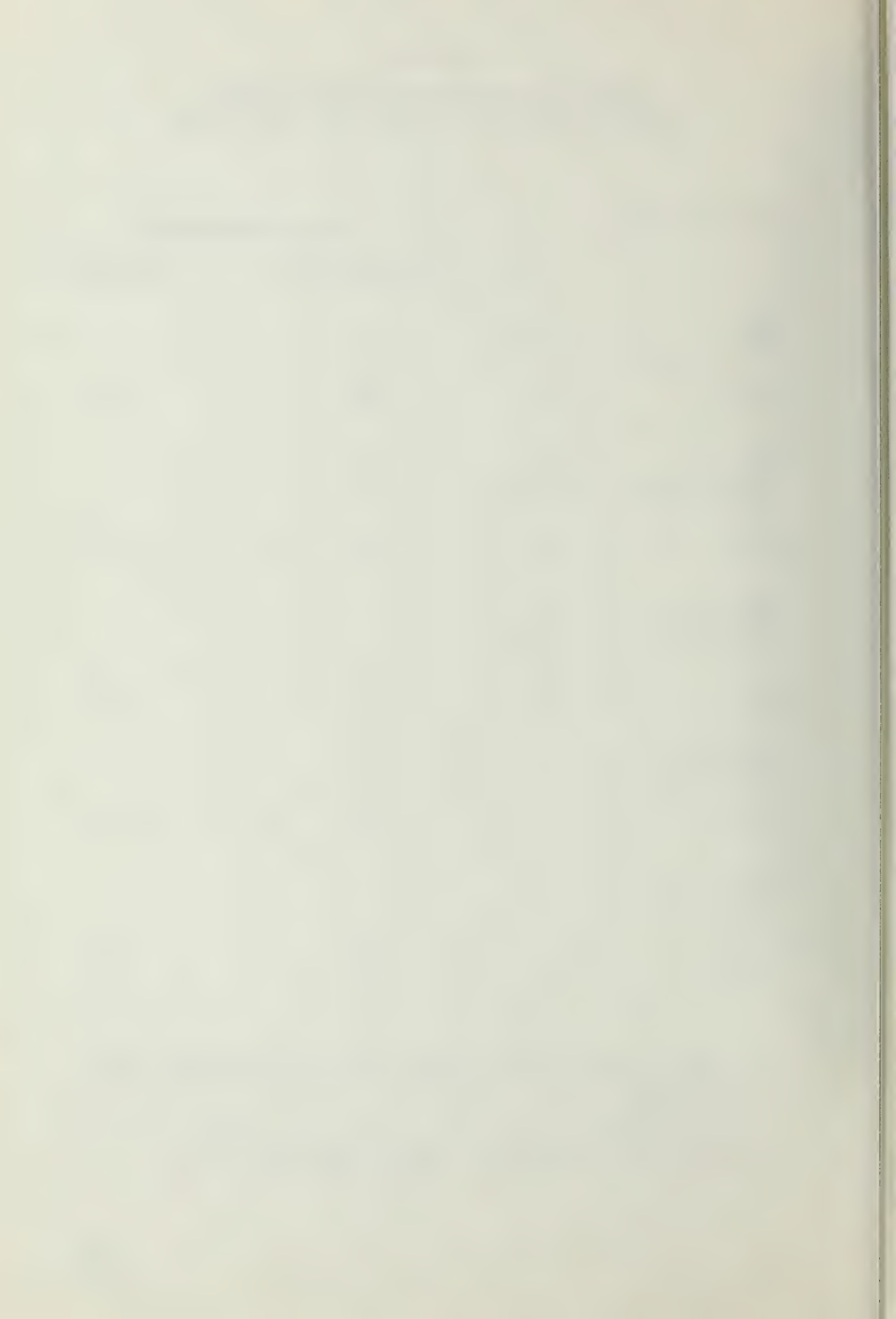


APPENDIX J

ESTIMATED REHOUSING NEEDS AND RESOURCES, SINGLES, WESTERN ADDITION AREA 2, SOUTH OF MARKET, HUNTERS POINT

<u>To Be Displaced</u> (1) (2)	<u>Private Rental Market</u>		
	<u>Single Room</u> (3)	<u>One Bedroom</u> (4)	
<u>1965</u>			
Area 2	878		
South of Market	1055		
Subtotal	1933	5652	2050
<u>1966</u>			
Area 2	878		
South of Market	1055		
Hunters Point	15		
Subtotal	1948	5652	2050
<u>1967</u>			
South of Market	1055		
Hunters Point	15		
Area 2	878		
Subtotal	1948	5652	2050
<u>1968</u>			
Hunters Point	15		
Area 2	878		
Subtotal	893	5652	2050
<u>1969</u>			
Hunters Point	15		
Area 2	878		
Subtotal	893	5652	2050
TOTAL	7615	28260	10250

- (1) Available as an additional resource will be 800 units of senior citizen housing planned for Western Addition Area 2, 800 included among displaced singles shown.
- (2) 200 single individuals from Area 2 will be referred to public housing, and are excluded.
- (3) Includes only those units with rentals of \$60 a month or less.
- (4) Includes only those units with rentals of \$90 a month or less.



APPENDIX K

C O P Y

Sixth Floor - 100 California Street
San Francisco 11, California

August 1, 1963

J. Frank Pendergast
Director

Mission Neighborhood Centers, Inc.
362 Capp Street
San Francisco, California

Attn: E. B. Kennedy
Acting Chief Appraiser
Multifamily
EXT. 2374 - 2102

Re: Proposed Section 221 (d) (3)
Diamond Heights, Area #4
San Francisco, California

Gentlemen:

We have made a pre-application analysis of your proposal and it has been determined that you may submit a formal application covering a project consistent with that described in your request for pre-application analysis, dated June 17, 1963. However, prior to acceptance of your application, compliance with the following conditions is required:

- a. Submit evidence that the question of land use, as it applies specifically to your proposal, has been resolved.
- b. Submit further preliminary and basic land preparation data requested, or to be requested, by FHA land planners, which will enable them to make a preliminary determination of development feasibility.

After having resolved the above matters, your application will be accepted if submitted within three (3) months from the date of this letter. However, our acceptance of an application with fee is no assurance that a commitment will be issued or, if one is issued that it will provide an insured loan in the amount requested. The formal application must be submitted through an approved mortgagee and be accompanied by the appropriate fee. Along with your application and fee, the following exhibits will be required in order for us to complete our initial pre-commitment processing:

1. Preliminary project site and dwelling unit plans, in triplicate, prepared by a professional architect and site planner. (If applicable, the site plan should encompass all land under your control with the initial section clearly indicated.) Topographic data, site area, typical living unit plans, elevations of buildings, tabulations of total number of living units, and unit composition, (i.e. number of 1-Bedroom, 2-Bedroom, 3-Bedroom Units), and tentative site grading and drainage plan (per Data Sheet 150 or Item B-1 of Data Sheet 79-C, if applicable), are also to be submitted.
2. Brief outline of major items of construction materials, methods and equipment to be furnished.
3. Current financial statements with adequate supporting schedules for the sponsorship.

When we have completed our initial pre-commitment processing, you will be notified by letter as to the acceptability of your proposal, and whether or not revisions will be required. At such time that a mutual agreement is reached on project design, we will advise you as to exhibits required for complete commitment processing.

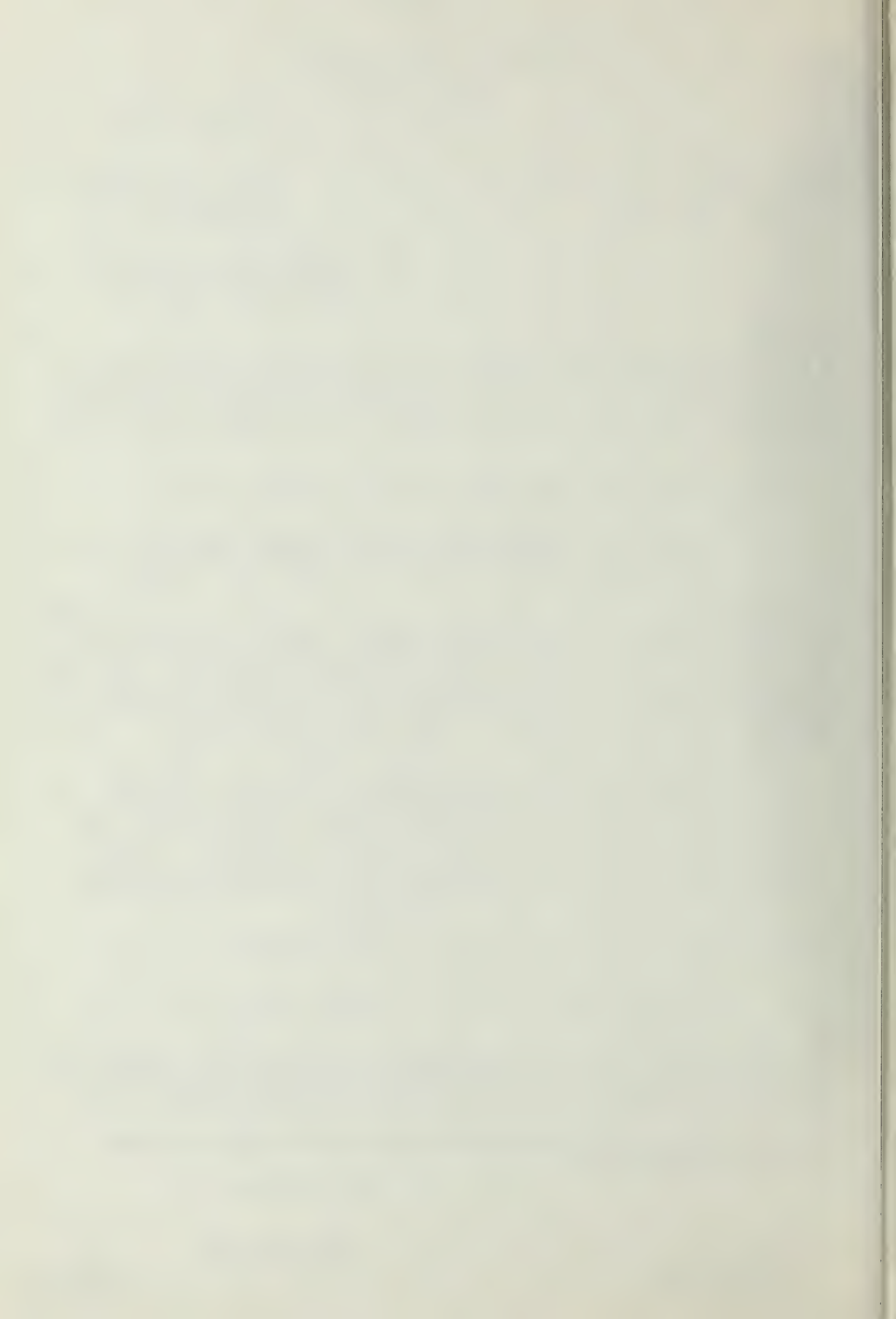
Should you have any questions regarding the requirements set forth above, please feel free to call our office.

Very truly yours,

cc: Land
Architecture
Mortgage Credit
Valuation

J. Frank Pendergast
Director

R 223
Appendix K
Page 1 of 1



C O P Y

APPENDIX L
100 California Street, 6th Floor
San Francisco, California 94111
August 1, 1963

J. Frank Pendergast
Director

San Francisco Redevelopers, Inc.
3010 Crowley Way
San Diego, California

Attention of:
E. B. Kennedy
Acting Chief Appraiser
Multifamily
EXT. 2374 - 2102

Re: Proposed Section 221(d)(3)
Diamond Heights, Area #3
San Francisco, California

Gentlemen:

We have made a pre-application analysis of your proposal and it has been determined that you may submit a formal application covering a project consistent with that described in your request for pre-application analysis, dated March 29, 1963. However, prior to acceptance of your application, compliance with the following conditions is required:

- a. Submit evidence that the question of land use, as it applied specifically to your proposal, has been received.
- b. Submit further preliminary and basic land preparation data requested, or to be requested, by FHA Land Planners, which will enable them to make a preliminary determination of development feasibility.

After having resolved the above matters, your application will be accepted if submitted within three (3) months from the date of this letter. However, our acceptance of an application with fee is no assurance that a commitment will be issued or, if one is issued that it will provide an insured loan in the amount requested. The formal application must be submitted through an approved mortgagee and be accompanied by the appropriate fee. Along with your application and fee, the following exhibits will be required in order for us to complete our initial pre-commitment processing.

1. Preliminary project site and dwelling unit plans, in triplicate, prepared by a professional architect and site planner. (If applicable, the site plan should encompass all land under your control with the initial section clearly indicated.) Topographic data, site area, typical living unit plans, elevations of buildings, tabulations of total number of living units, and unit composition, (i.e. number of 1-Bedroom, 2-Bedroom, 3-Bedroom Units), and tentative site grading and drainage plan (per Data Sheet 150 or Item B-1 of Data Sheet 79-C, if applicable), are also to be submitted.
2. Brief outline of major items of construction materials, methods, and equipment to be furnished.
3. Current financial statements with adequate supporting schedules for the sponsorship.

When we have completed our initial pre-commitment processing, you will be notified by letter as to the acceptability of your proposal, and whether or not revisions will be required. At such time that a mutual agreement is reached on project design, we will advise you as to exhibits required for complete commitment processing.

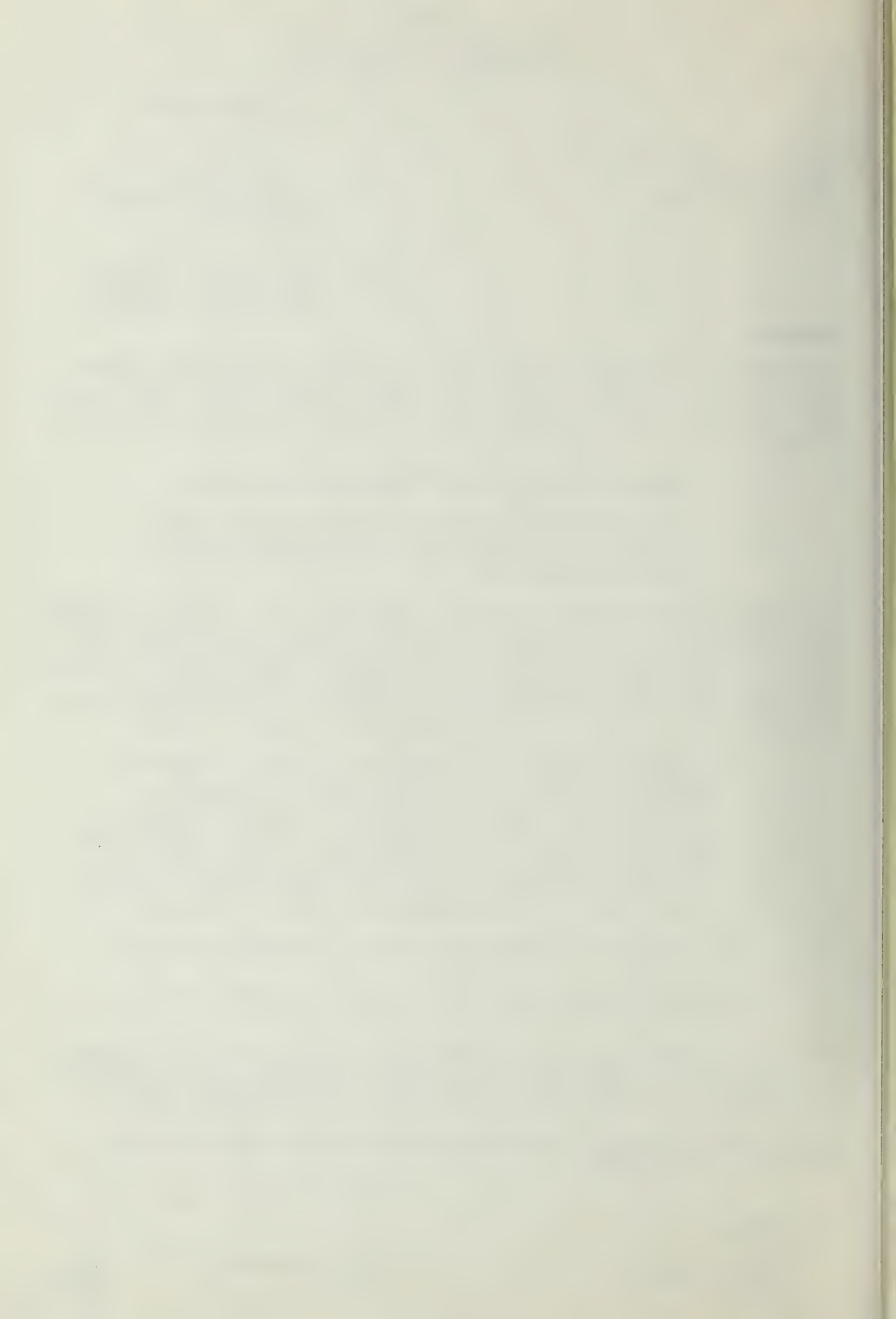
Should you have any questions regarding the requirements set forth above, please feel free to call our office.

Very truly yours,

cc: Timmel
Director
Chron
Chief Underwriter
Subject

J. Frank Pendergast
Director

R 223
Appendix L
Page 1 of 1





FEDERAL HOUSING ADMINISTRATION

Office of
THE DIRECTOR

Sixth Floor - 100 California Street
San Francisco 11, California IN REPLY PLEASE REFER TO:

February 4, 1963

RECEIVED
FEB 5 1963

REDEVELOPMENT AGENCY

San Francisco Redevelopment Agency
ATTN: Mr. M. Justin Herman,
Executive Director
525 Golden Gate Avenue
San Francisco 2, California

J. Frank Pendergast
Director

Attn: W. McGonigle
Ass't to Chief Underwriter
Ext. 889

Re: Section 221(d)(3) Housing
Western Addition Area 2
San Francisco, California

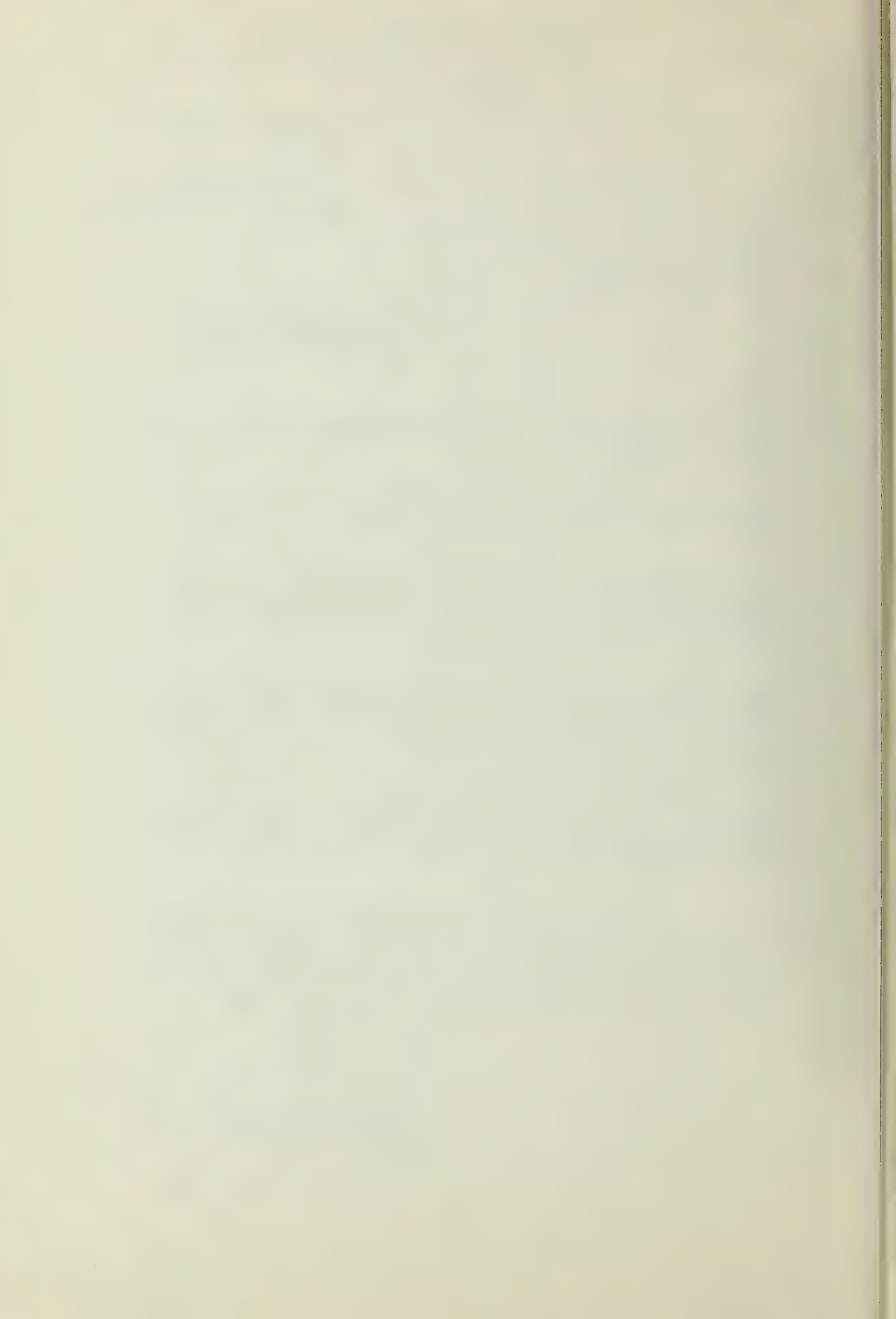
Gentlemen:

Relative to your request for an opinion as to the feasibility of providing sec 221(d)(3) housing in Western Addition Area 2, we wish to re-state our position as follows:

1. If construction and labor costs continue rising, it can be expected that these costs will tend to increase monthly carrying charges.
2. In the above event, it would appear impossible to achieve monthly carrying charges similar to those enjoyed by the Park West Cooperative Apartments, which charges are at the ceiling presently permissible under the maximum allowable income limitations assigned for the San Francisco Metropolitan area.
3. We do concur, however, that it would appear reasonable that an increase in the consumer price index might indicate justification for an increase in permissible gross family incomes. Nevertheless, we cannot factually comment on this eventuality, since such an increase is determined by our Washington Headquarters Office.
4. Assuming an increase in the consumer price index would result in a comparable adjustment in allowable gross family income schedules, we are of the opinion that the section 221(d)(3) program could be utilized in Area 2 for a project similar to the Park West Cooperative Apartments.
5. Since, as you recognize, there are many variables incapable of analysis that might affect the feasibility of a project, in addition to production costs and family income limitations, we would defer any expression further than that cited above, pending study of a specific proposal. We hope that this will serve to satisfy the questions raised in your letters of January 8th and January 24th, 1963.

Very truly yours,

J. Frank Pendergast
J. Frank Pendergast
Director



SAN FRANCISCO REDEVELOPMENT AGENCY

525 GOLDEN GATE AVENUE • SAN FRANCISCO, CALIFORNIA 94102



JOHN F. SHELLEY, Mayor

EVERETT GRIFFIN, Chairman
WALTER F. KAPLAN, Vice Chairman
JAMES B. BLACK, JR.
JAMES A. FOLGER
LAWRENCE R. PALACIOS

UNDERHILL 3-7750

May 22, 1964

Honorable John F. Shelley, Mayor
City and County of San Francisco
City Hall
San Francisco, California

Dear Mayor Shelley:

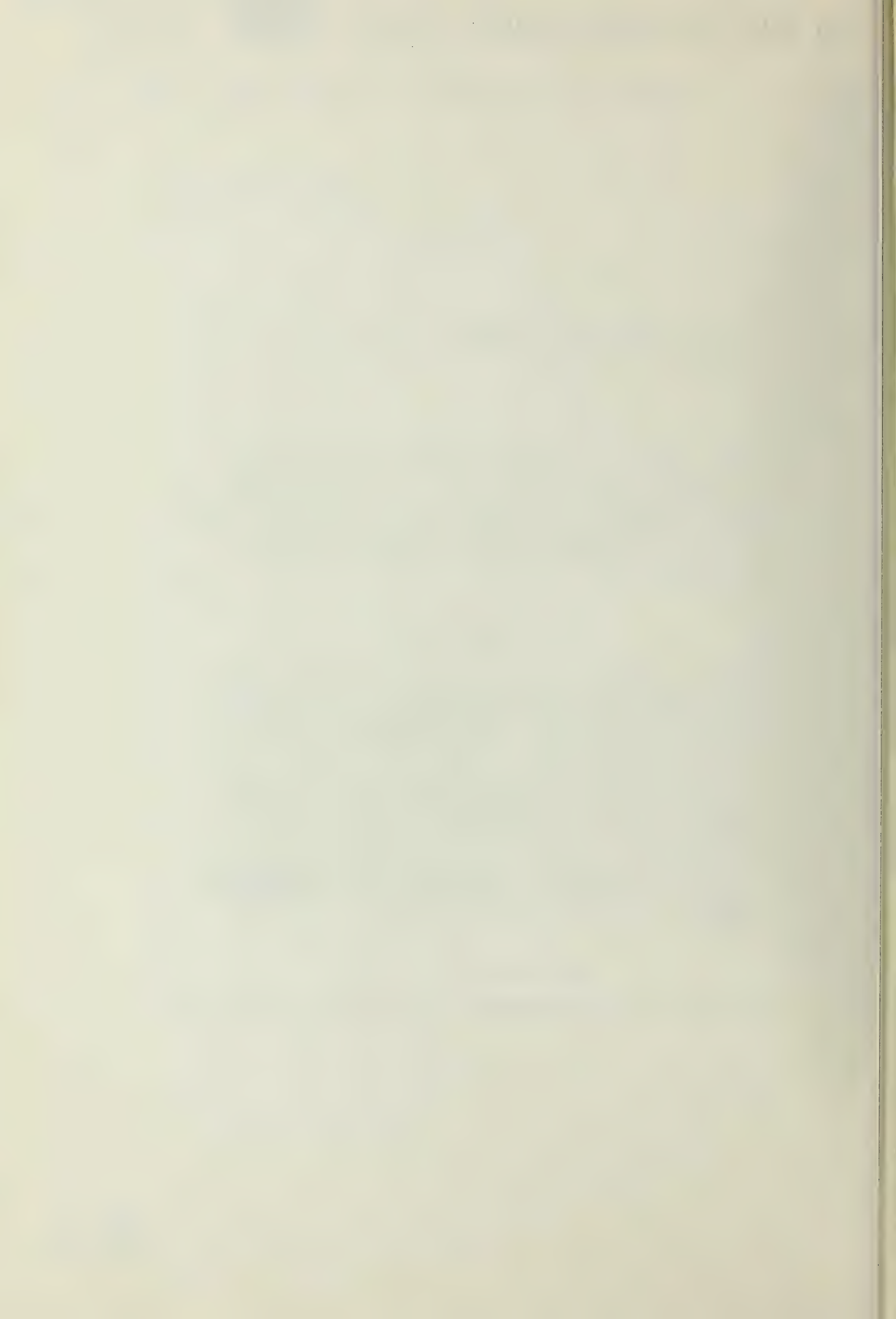
This letter and the accompanying materials are the report you requested in your letter of April 27, 1964 from the San Francisco Redevelopment Agency on your Housing Program for San Francisco. In this program you asked the Redevelopment Agency to make specific modifications in its plans for Western Addition Area 2 and to take certain other steps in connection with this project. Response is made in four fields.

I Five-Year Schedule

The Agency will set its relocation schedule to take place over a five-year period at a minimum as you requested rather than the three years scheduled by the Agency. You should be aware that the Agency originally set the schedule at three years because our studies show that it is feasible to carry out the relocation program in this shorter period of time and also because the community, property owners, developers, and City Departments involved object to or are adversely affected by problems resulting from a drawn-out program. However, the new period makes even more housing resources available for relocation. Some of the major increases are set forth in Attachment 1, Estimates of Housing Availability for Western Addition Area 2 Displacees During a Five-Year Period.

II Phasing

The Agency's phasing program for this project was not formalized



Honorable John F. Shelley, Mayor - 2

and made part of the proposed Redevelopment Plan because such a phasing program must be flexible and must serve as an operating guide. It cannot be made part of an ordinance requiring repeated costly and time-consuming revisions as the dynamics of project execution require modifications. The Agency's phasing program for this project has now been adjusted to cover a five-year period as you requested of the Agency in your Housing Program for San Francisco. A copy of Phasing the Redevelopment of Western Addition Area 2 is enclosed as Attachment 2.

III Public Hearing Suggestions

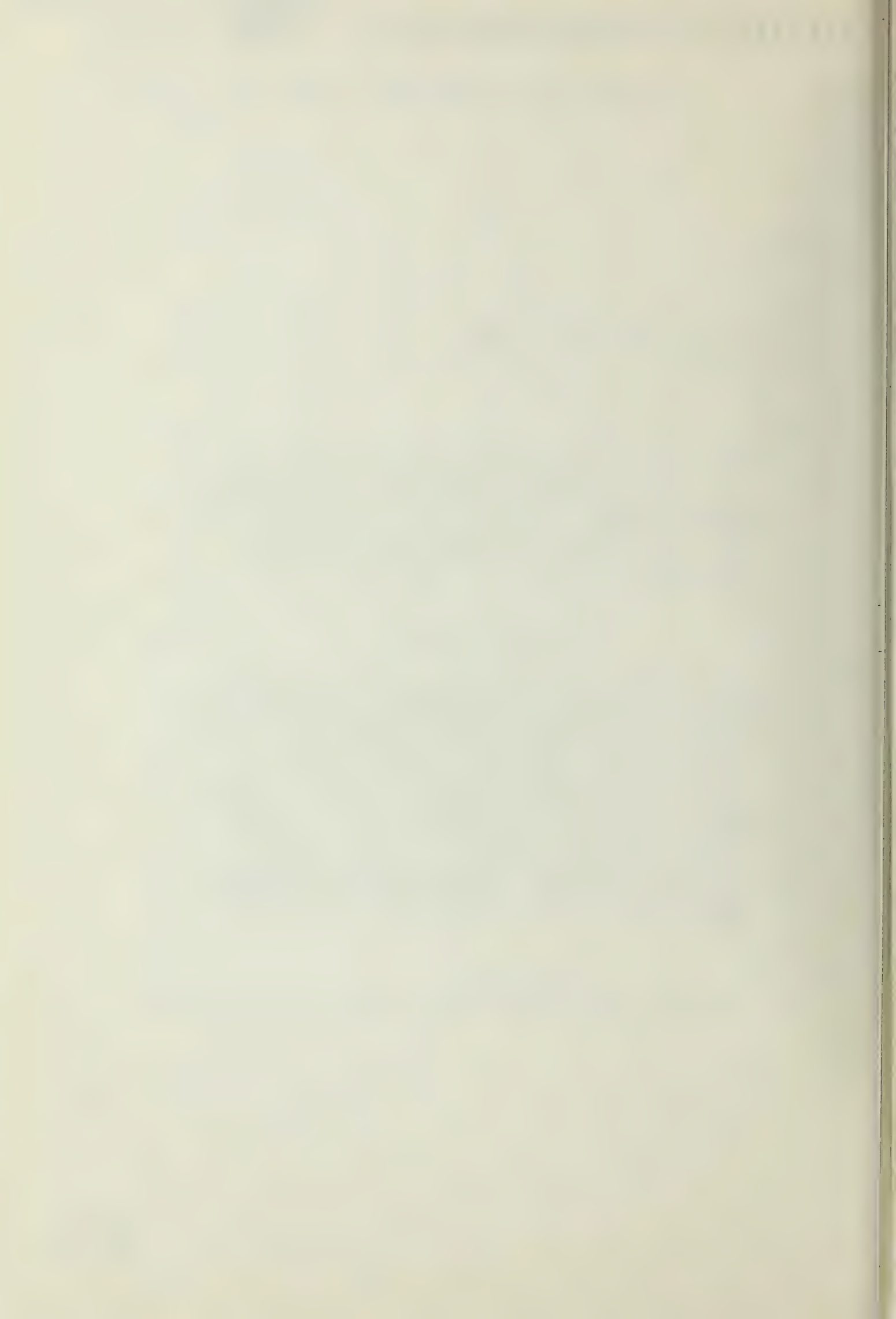
You asked also for a report on any practical and constructive suggestions made at the public hearing on Western Addition Area 2 on April 14, 15 and 16, 1964. Several suggestions parallel very closely elements in your Housing Program Statement and also techniques the Agency had already explored on possible ways to reduce the cost of housing. Practical suggestions made by the witnesses related to extending the relocation period and restudying individual structures which might be rehabilitated. On this latter point, the Agency is evaluating information on a number of marginal structures to determine whether they should be designated in the Plan for rehabilitation or removal.

At the public hearing the Agency staff recommended a policy statement (reflecting a provision which the Agency had successfully sponsored in State law) for inclusion in the official redevelopment plan:

"In order to facilitate the rehousing of families and single persons who are displaced from their homes in the project area, the Agency will utilize aids presently available and those which may hereafter become available through City, State and Federal legislation, and for such purposes may use funds derived from any public or private source."

IV Lower-Priced Housing

Your next request was that we encourage more sponsors for



Honorable John F. Shelley, Mayor - 2

and made part of the proposed Redevelopment Plan because such a phasing program must be flexible and must serve as an operating guide. It cannot be made part of an ordinance requiring repeated costly and time-consuming revisions as the dynamics of project execution require modifications. The Agency's phasing program for this project has now been adjusted to cover a five-year period as you requested of the Agency in your Housing Program for San Francisco. A copy of Phasing the Redevelopment of Western Addition Area 2 is enclosed as Attachment 2.

III Public Hearing Suggestions

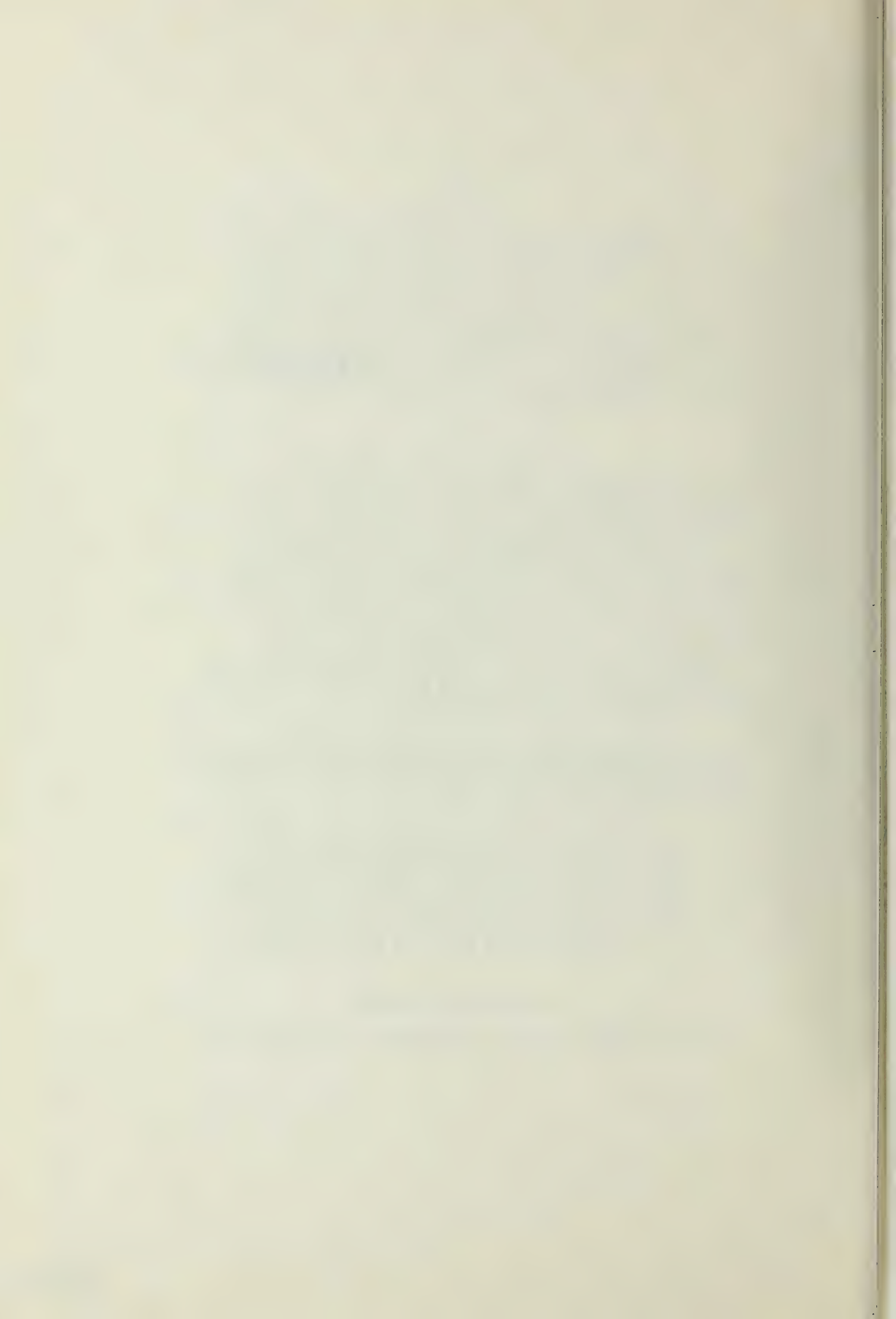
You asked also for a report on any practical and constructive suggestions made at the public hearing on Western Addition Area 2 on April 14, 15 and 16, 1964. Several suggestions parallel very closely elements in your Housing Program Statement and also techniques the Agency had already explored on possible ways to reduce the cost of housing. Practical suggestions made by the witnesses related to extending the relocation period and restudying individual structures which might be rehabilitated. On this latter point, the Agency is evaluating information on a number of marginal structures to determine whether they should be designated in the Plan for rehabilitation or removal.

At the public hearing the Agency staff recommended a policy statement (reflecting a provision which the Agency had successfully sponsored in State law) for inclusion in the official redevelopment plan:

"In order to facilitate the rehousing of families and single persons who are displaced from their homes in the project area, the Agency will utilize aids presently available and those which may hereafter become available through City, State and Federal legislation, and for such purposes may use funds derived from any public or private source."

IV Lower-Priced Housing

Your next request was that we encourage more sponsors for



Honorable John F. Shelley, Mayor - 3

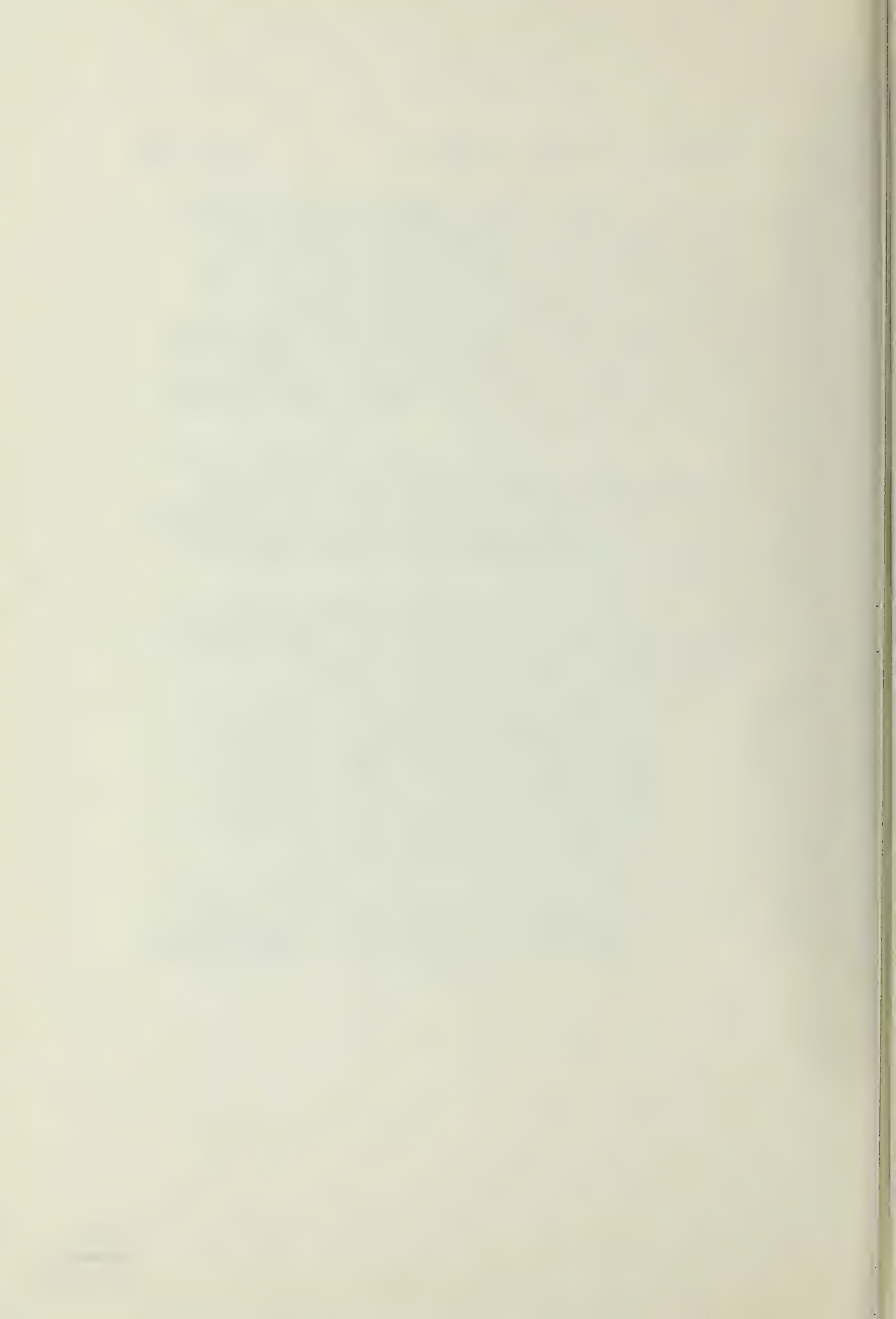
May 22, 1964

lower-priced housing. The San Francisco Redevelopment Agency is, to our knowledge, the only redevelopment agency in the United States which has a Moderate-Priced Private Housing Division established to work especially in this field. A special training course was developed and sponsored by the Agency for organizations and individuals who might be interested or who might be encouraged to be interested in such programs. At the last count, there were 60 organizations and individuals (23 nonprofit and 37 limited dividend) listed with the Agency who have indicated a desire to sponsor moderate-priced and senior citizen housing. The U. S. Housing and Home Finance Agency has urged other redevelopment agencies to adopt our training program.

The Agency recently requested suggestions from these and other organizations and persons on how further to reduce the cost of housing in San Francisco. Several responses have been received, and the Agency is studying these to determine whether there are essentially any approaches not already considered or planned for the Western Addition A-2 program and which are legally possible.

Your last request of the Agency was to prepare a report to the Board of Supervisors on possible ways to lower the cost of housing. Specifically, you asked about (1) using land subsidy, (2) the gift of streets, and (3) tax abatement.

- (1) The Agency had done, and plans to continue to do, everything possible to reduce the price of land for such housing, as is provided under the Federal law. Determination of the extent of reduction of land prices must be by the Redevelopment Agency with Federal approval. To date the Agency has advocated lower land prices than those permitted, and will continue its efforts to obtain Federal agreement along lines of lower pricing.
- (2) The gift of streets in project areas to developers is not within the discretionary power of the Agency. Federal regulations require that streets closed in a project area and to be reused for private developers must be sold and cannot be given to a developer.



Honorable John F. Shelley, Mayor - 4

May 22, 1964

- (3) In connection with tax abatement, I am serving at your appointment on your special interim committee studying this topic.

At the request of the Finance Committee of the Board of Supervisors, the Agency has been studying the proposals made by Supervisors Jack Morrison and Joseph Tinney on possible ways to reduce the cost of housing. At the suggestion of the Board of Supervisors, the Agency adopted a resolution on April 28, 1964 requesting your support of a proposed appropriation by the Board of Supervisors of \$100,000 to create and utilize "all reasonable measures, devices and techniques to further the sponsorship and construction of privately owned moderate-priced housing and senior citizens' housing of good quality by eligible non-profit and charitable organizations."

You have already taken steps to support the proposed Housing and Community Development Act of 1964, which when enacted will, as you know, provide additional tools to improve the redevelopment program and further minimize hardships and inconveniences.

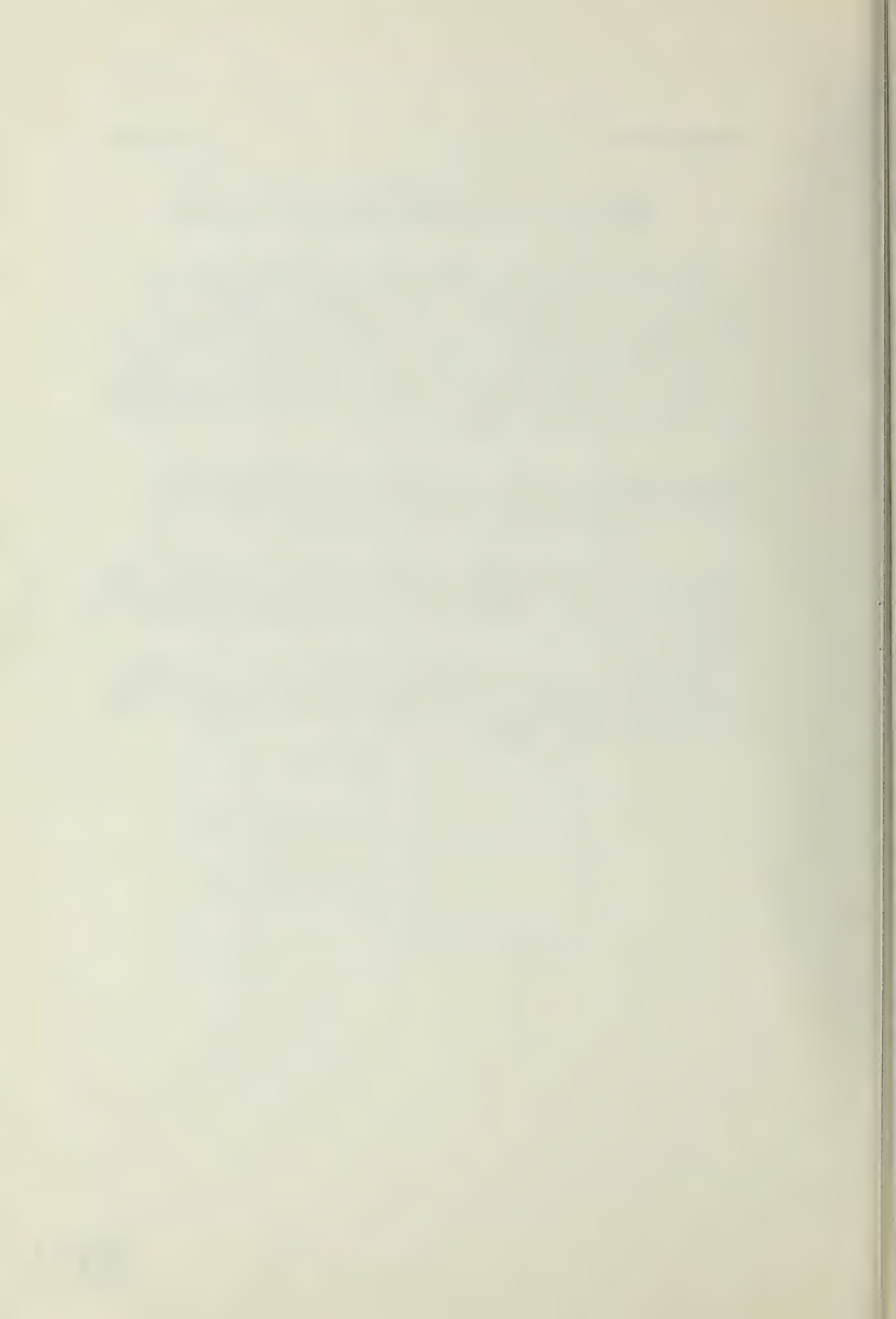
Your request to the Governor for a study of all public programs causing displacement (and not only redevelopment, which, by comparison, is not a major contributor of displacements) and your request to the Association of Bay Area Governments to study low-cost housing needs could result in helpful actions.

To my knowledge this letter reflects the composit views of the Members of the San Francisco Redevelopment Agency, and although it is sent with the permission of the Chairman, it will be before the Members for ratification at their next meeting.

Sincerely,

/s/ M. Justin Herman

M. Justin Herman
Executive Director



Availability for Western Addition Area 2
Displacees During a Five-Year Period

1. 8500 units public housing to be available over five year period.

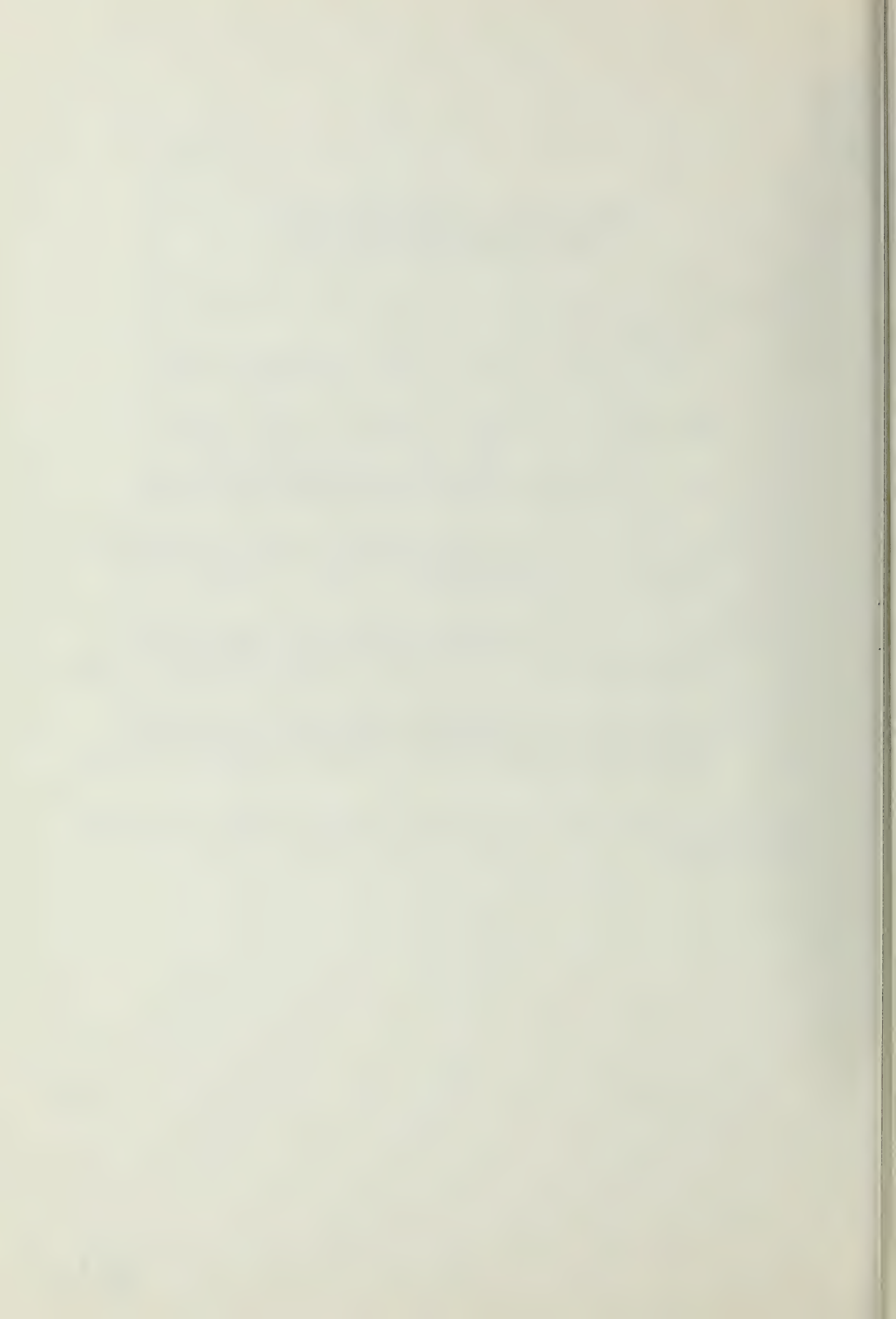
This figure includes two recent changes:

1. Extension from three to five year relocation period
2. Turnover change from 1350 to 1700 per year

NOTE: Families will need only 12 percent of public housing over five year period, not including 200 new scattered units in Area. Singles will need only two percent over the five year period, not including 200 new senior citizen public housing units which will become available.

2. 1405 sales units outside the Area will be available on a nondiscriminatory basis over the five year relocation period. 330 of these will be needed for relocation of families and 100 will be needed for relocation of single individuals.
 3. 5240 private rental units will become available on a nondiscriminatory basis at rents under \$100 a month over the five year relocation period. 276 of these will be needed for families and 1015 for singles, a total of 1291.
- 8290 private single room accommodations at rents under \$60 a month will become available on a nondiscriminatory basis over the five year relocation period. 2180 of these units will be needed for relocation of single individuals.

The estimated total displacement from housing in Area 2 is 2720 families and 4950 individuals.



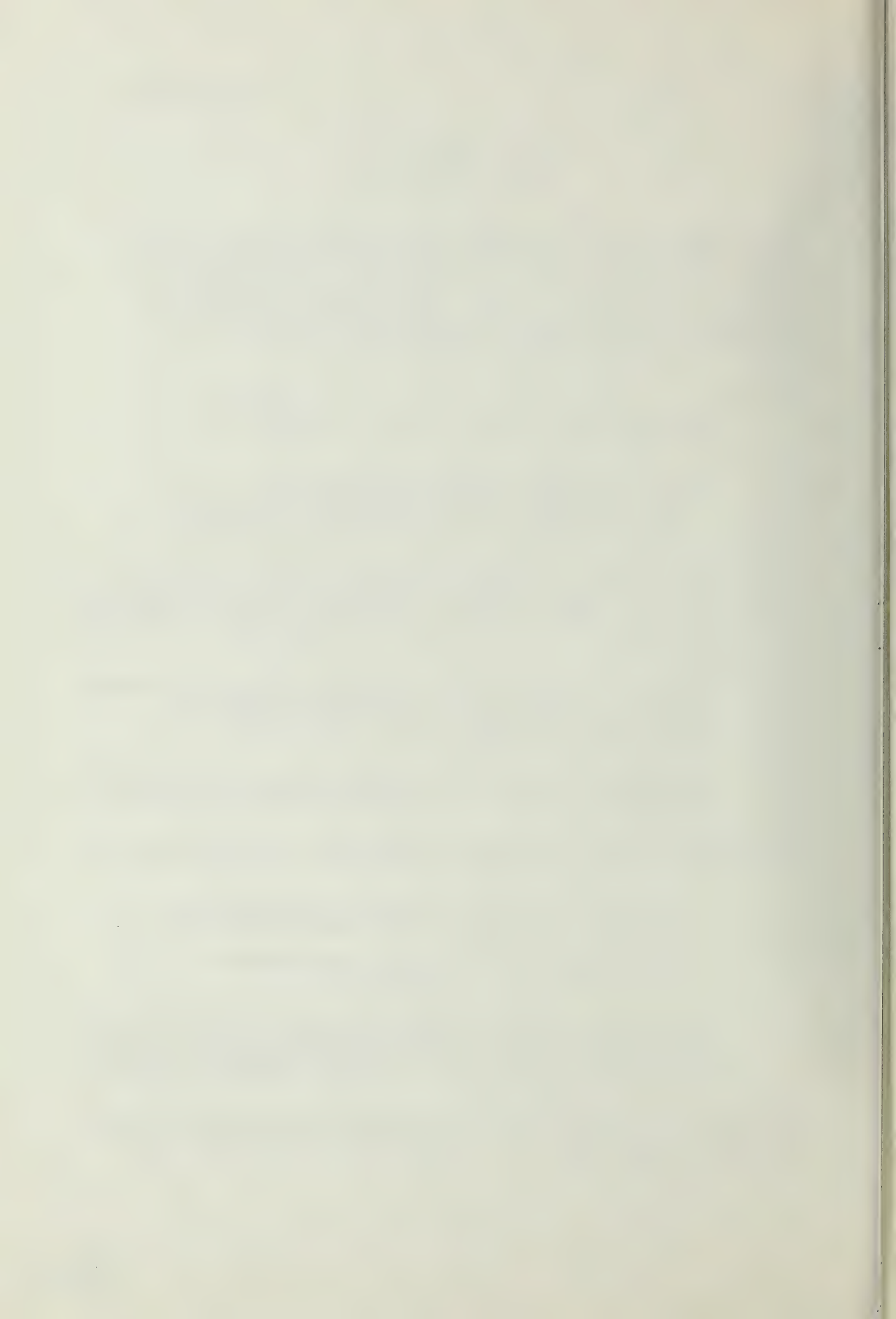
PHASING THE REDEVELOPMENT
OF
WESTERN ADDITION AREA 2

The San Francisco Redevelopment Agency will carry out the redevelopment of Western Addition Area 2 on a schedule that will minimize disruptions and hardship of residents, owners and tenants and will maximize the freedom of choice where relocation is necessary. Notwithstanding this scheduling, the Agency reiterates its pledge not to proceed faster than families and individuals can be offered good housing in decent environments, and businesses can be offered relocation opportunities.

The Agency's schedule will be guided by the following guidelines:

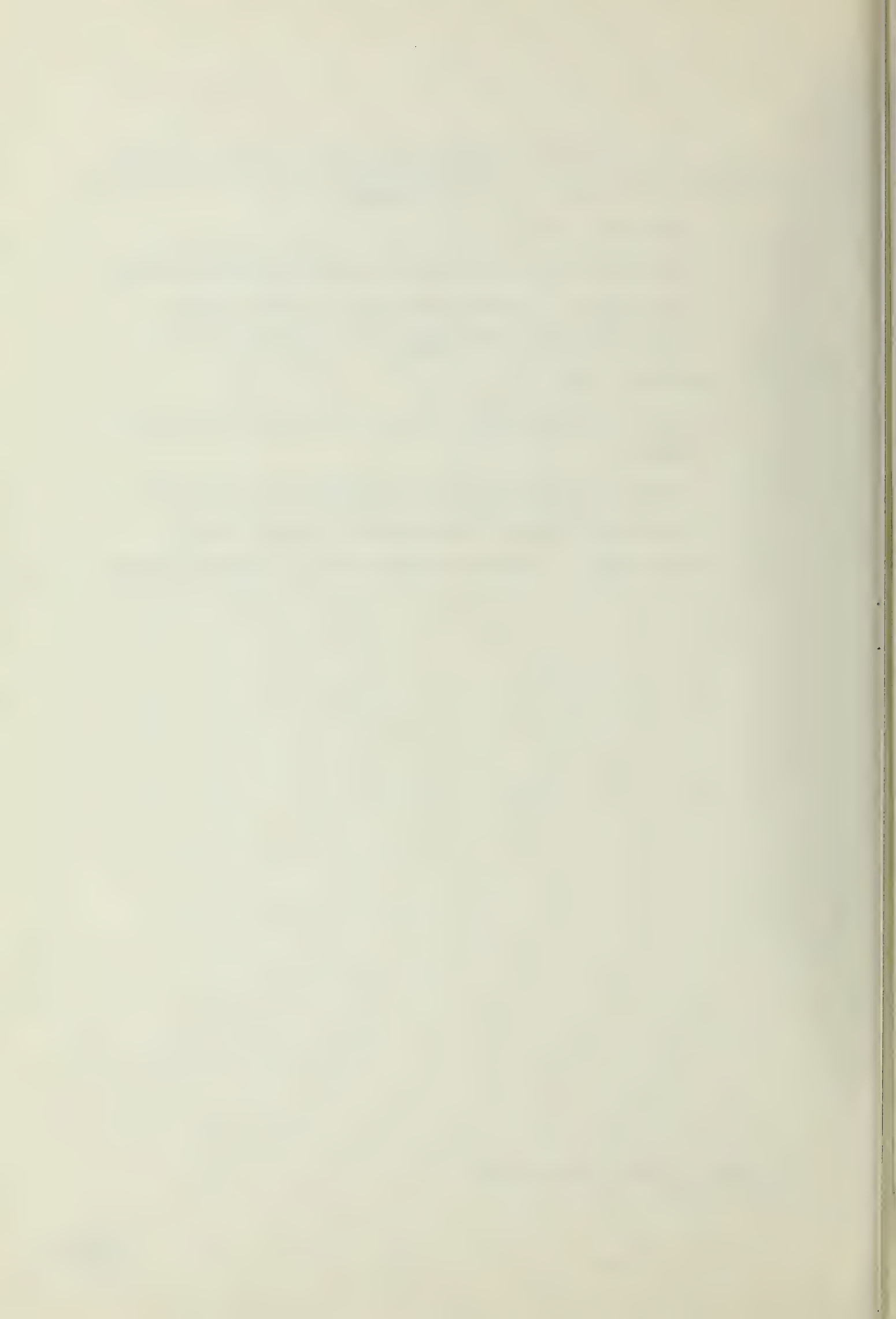
1. Blocks and properties first scheduled for acquisition and redevelopment are those which:
 - a. Involve a minimum displacement of families;
 - b. Permit the largest net gain in numbers of moderate-priced private housing units and senior citizen housing units;
 - c. Permit an early start on scattered site public housing.
2. The rehabilitation program now proceeding in the area to a limited degree will be intensified immediately on approval of the Redevelopment Plan by the Board of Supervisors, and will be carried on concurrently with redevelopment activities until all suitable structures have been rehabilitated.
3. Properties of owners desiring to sell will be acquired by the Agency in advance of scheduled activity for the areas in which such properties are located, but relocation will be subject to the statement made at the outset.
4. The Agency will act immediately as opportunities develop to relocate industrial and commercial establishments successfully in advance of scheduled activity.
5. Redevelopment of the Fillmore Shopping Center and the Nihonmachi will be undertaken immediately to:
 - a. Allow a smooth program of business relocation and continuity;
 - b. Accommodate the longer lead time frequently required for commercial redevelopment;
 - c. Take early advantage of properties now in commercial use that will be redeveloped for residential use.
6. The Agency will continue its program of liaison and information with prospective developers of moderate-priced private housing and senior citizen housing to keep them fully informed of progress of scheduled activities so that they will be prepared for immediate participation in the rebuilding program.

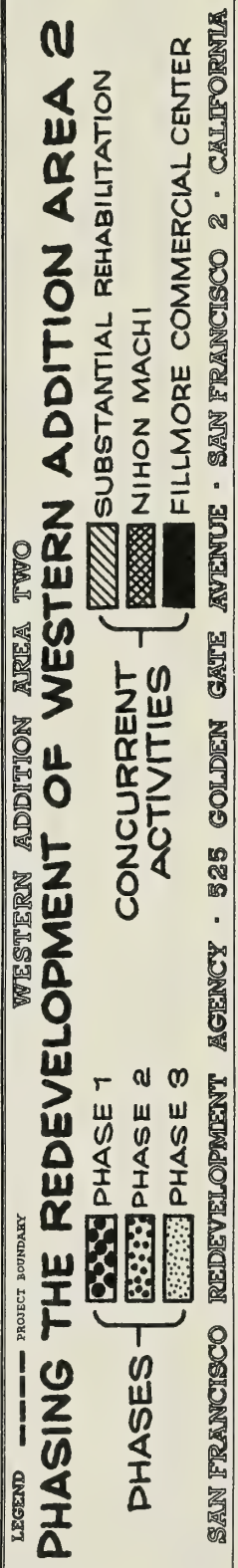
The three-year relocation schedule for the project has been extended to five years as requested by Mayor John F. Shelley. This schedule is set forth in the attached map and chart.



During the five-year schedule many factors will develop which will require rescheduling of activities. These factors, none of which can be controlled by the City or the Agency, include the following:

1. Acquisition problems.
2. Possible need for early demolition of certain buildings because of the presence of extreme fire, health or safety hazards.
3. Capacity of the demolition industry and dumping resources at any given time.
4. Availability of new Federal, State, or local aids, financial and otherwise.
5. Assemblage of properties into usable parcels for disposition.
6. Processing and approval time required by Federal Housing Administration to process applications for low interest rate loans.





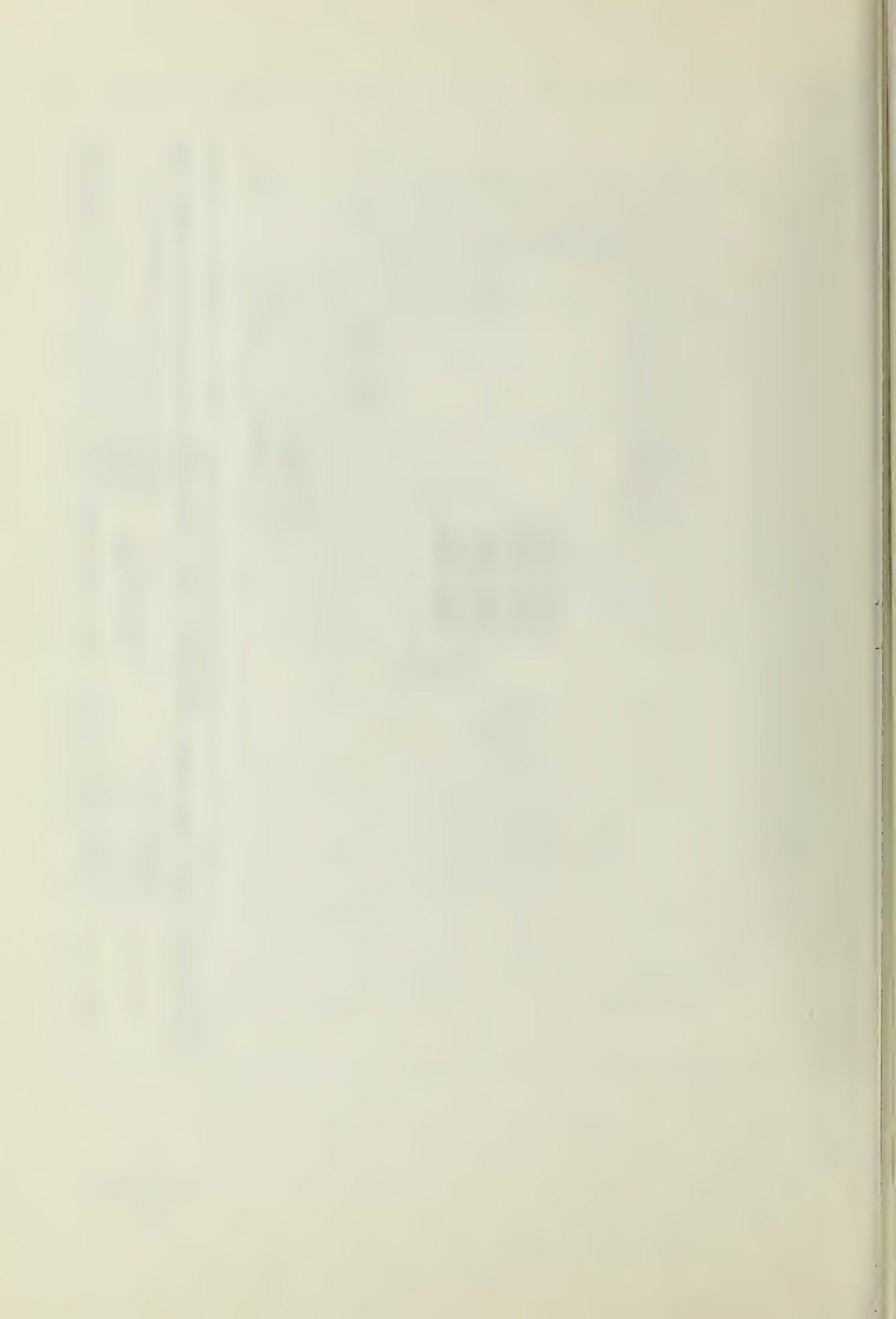
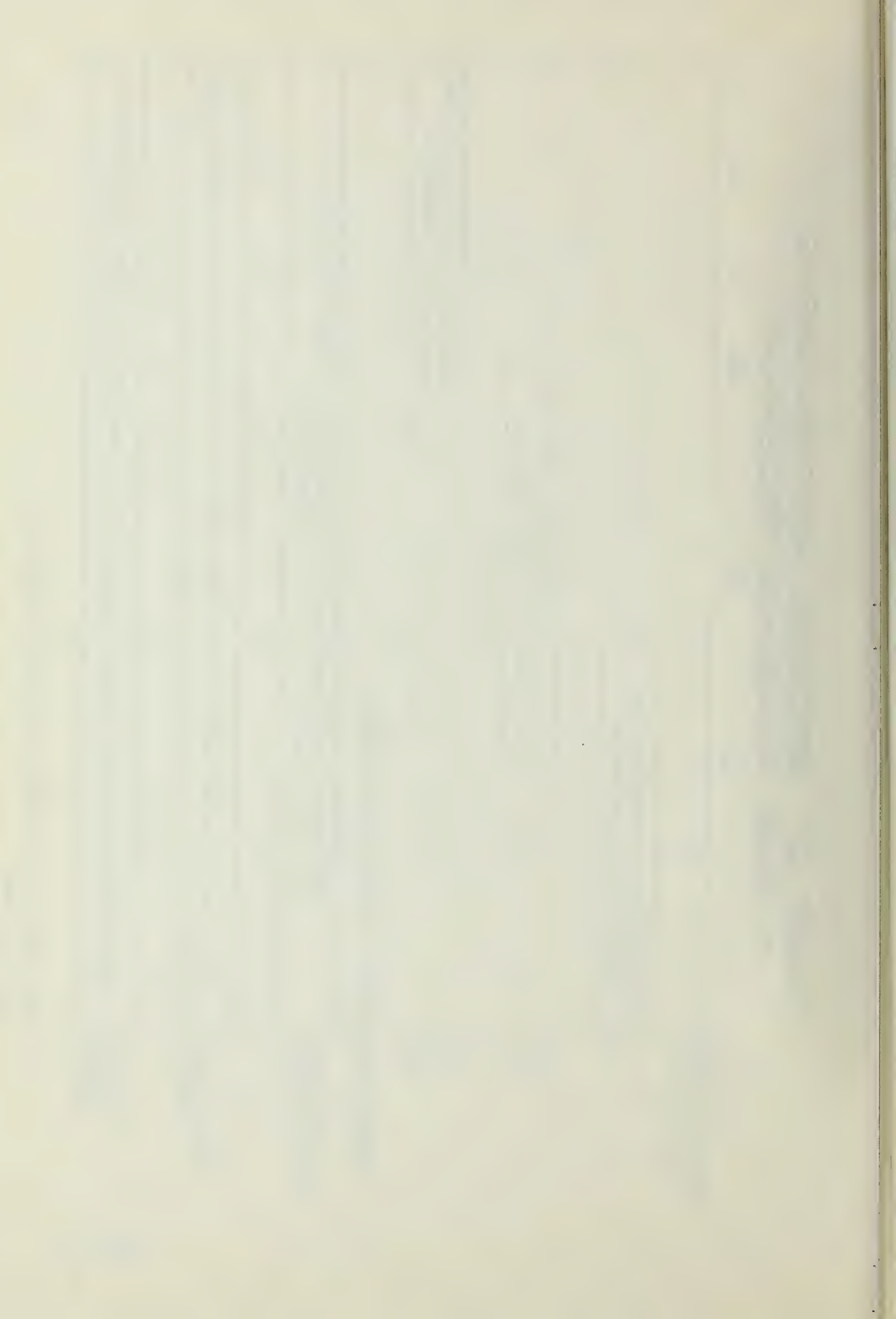


CHART OF WESTERN ADDITION AREA 2 5-YEAR PHASING PROGRAM

YEARS	1	2	3	4	5
PHASES					
1		ACQUISITION, RELOCATION, DEMOLITION, RESALE			
2			ACQUISITION, RELOCATION, DEMOLITION, RESALE		
3				ACQUISITION, RELOCATION DEMOLITION, RESALE	
CONCURRENT ACTIVITIES:					
SUBSTANTIAL REHABILITATION BLOCKS		PERMANENT AND TEMPORARY RELOCATION IN THESE BLOCKS WILL BE CARRIED OUT AS NECESSARY			
NIHON MACHI BLOCKS		ACQUISITION, REHABILITATION, RELOCATION, DEMOLITION, REESTABLISHMENT.			
FILLMORE CENTER BLOCKS		ACQUISITION, REHABILITATION, RELOCATION, DEMOLITION, REESTABLISHMENT			

SAN FRANCISCO REDEVELOPMENT AGENCY
MAY 19, 1964



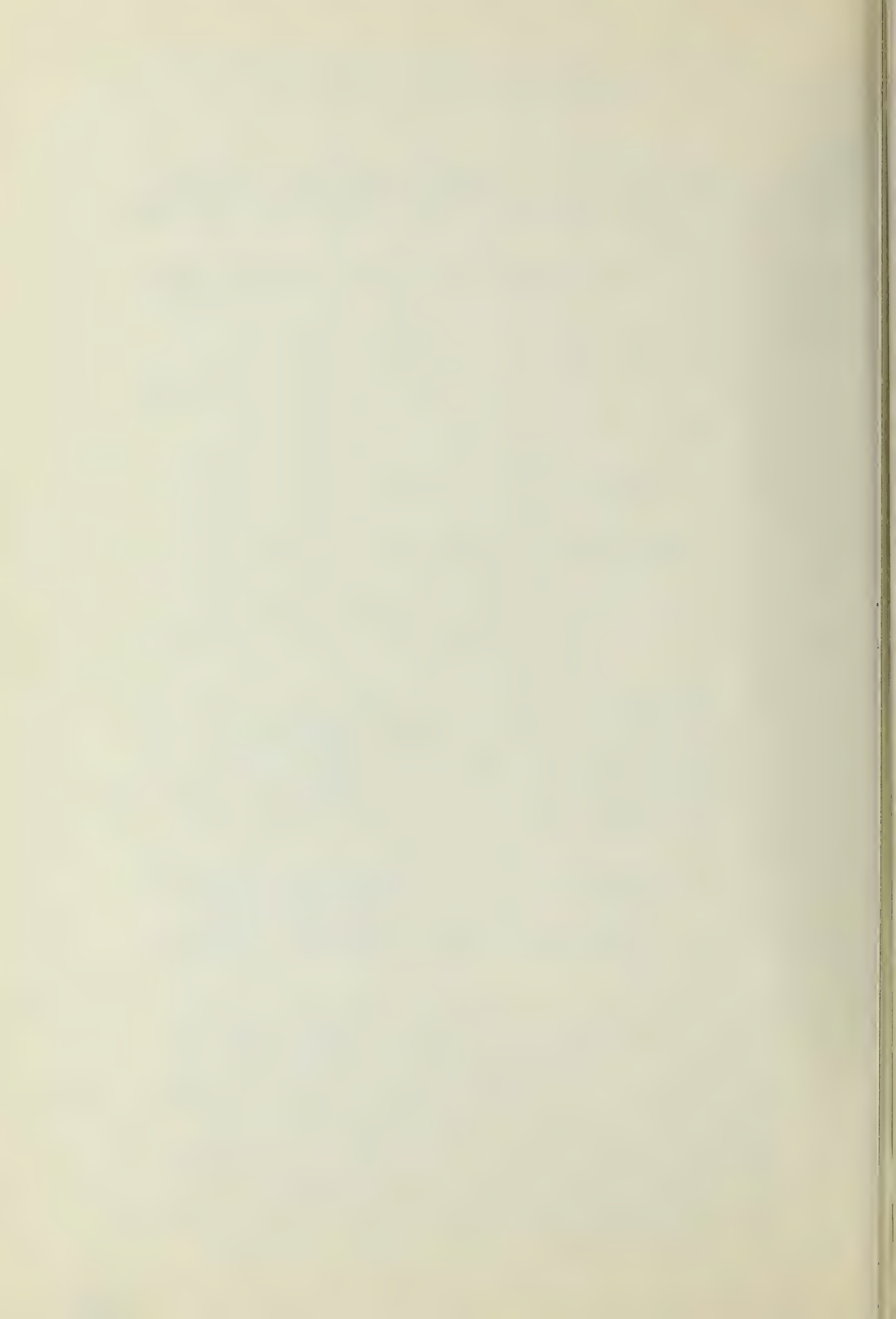
CONDITIONS UNDER WHICH RELOCATION PAYMENTS ARE MADE
TO INDIVIDUALS, FAMILIES AND BUSINESS CONCERNS
San Francisco Redevelopment Agency

Relocation payments shall be made to all eligible individuals, families and business concerns for reasonable and necessary moving expenses and/or actual direct loss of property as defined and limited by the Housing and Home Finance Agency under the Rules and Regulations governing Section 106(f) of the Housing Act of 1949, as amended.

Eligible individuals and families shall have the option of receiving fixed relocation payments or actual moving expenses and/or direct loss of property payments.

Relocation payments shall be made under the following conditions:

1. Claimant must be displaced from a redevelopment project area because of:
 - a. Acquisition by the Agency or any other public body.
 - b. Code enforcement activities undertaken in connection with a redevelopment project.
 - c. Voluntary rehabilitation of buildings or other improvements in accordance with a redevelopment plan.
 - d. A rental increase of at least ten percent as a result of voluntary rehabilitation or code enforcement activities.
2. In the following instances, provided that a capital grant contract for a project is thereafter made, when:
 - a. Claimant vacates property within a project area prior to actual acquisition of title to, or possession of, the real property by the Agency or other public body provided the property vacated, or any part thereof, is not re-occupied by another site occupant prior to acquisition. In such cases claimant must have moved from the property on or after the date of the initial Project Expenditures Budget for the project in which he is an occupant, or
 - b. Claimant vacates property because of voluntary rehabilitation or code enforcement within the boundaries of and in connection with a redevelopment project, including the commencement of, or notice by the owner of the property of commencement of, voluntary rehabilitation of the building or other improvement or part thereof making it necessary for the claimant to vacate the property.
3. Claimants who are named as defendants in a condemnation action brought by the Agency must enter into a stipulation or other form of agreement with the Agency providing that evidence of the availability of reimbursement for moving expenses and actual loss in the value of personal property sustained by reason of claimant's displacement may be introduced as evidence in such condemnation action at the sole option of the Agency as plaintiff, and said stipulation or agreement shall further provide that appropriate advice or instruction respecting the availability of such reimbursement or loss may be submitted by plaintiff, the Agency, to any court or jury. Such stipulation or agreement shall constitute a waiver of any rights to object to such evidence, advice or instruction by virtue of any statute or rule of evidence to the contrary.



Nothing in this condition No. 3 shall be construed as a waiver by plaintiff, the Redevelopment Agency, of the protection of existing statutes or the valuation of personal property as to any other parcels acquired or to be acquired by the Agency, or as to any other owners of personal property, save and except the parties to such stipulation or agreement.

4. Claimant has fulfilled all financial obligations to the Agency, with the exception of hardship cases. Moving expenses shall be paid for claimants who have defaulted in their obligations to the Agency only upon written recommendation of the Relocation Chief based on facts supplied by the Site Manager, such documentation to be attached to the occupants claim for final approval by the Agency's designated approval officer.
5. Claimant must file a written claim with the Agency on Form H-6140 (Claim for Relocation Payment). Copies of this form, along with detailed instructions for filing claims can be obtained from the Site Office for the project from which the claimant is displaced.

If claimant is displaced by a public body other than the Agency, his claim must be supported by a signed statement from the acquiring public body indicating:

- a. When it acquired the property occupied by the claimant.
- b. Whether such acquisition directly resulted in the claimant's displacement from the property.
- c. Whether it compensated or has agreed to compensate him for his moving expenses and/or direct losses of property resulting from his displacement.



San Francisco Redevelopment Agency

NOTICE OF PUBLIC HEARING BY THE
BOARD OF SUPERVISORS OF THE CITY
AND COUNTY OF SAN FRANCISCO
REGARDING ADOPTION OF A REDEVELOP-
MENT PLAN FOR THE WESTERN ADDITION
APPROVED REDEVELOPMENT PROJECT
AREA A-2

DOCUMENTS

MAR 25 1968

SAN FRANCISCO
PUBLIC LIBRARY

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the City and County of San Francisco, in accordance with the provisions of the Community Redevelopment Law, will hold a public hearing on Monday, the 31st day of August, 1964, at 2:00 p.m. in the Chambers of the Board of Supervisors of the City and County of San Francisco, Room 235 City Hall, San Francisco, California, regarding the adoption of a Redevelopment Plan for the Western Addition Approved Redevelopment Project Area A-2.

The following is a description of the boundaries of the Project Area to which the proposed Redevelopment Plan relates:

COMMENCING at the intersection of the northerly line of Bush Street with the easterly line of Van Ness Avenue; thence southerly along said easterly line to the southerly line of McAllister Street extended, as the same line exists west of Van Ness Avenue; thence westerly along last said southerly line and its extension to the easterly line of Franklin Street; thence southerly along last said easterly line to the southerly line of Grove Street; thence westerly along last said southerly line to the westerly line of Gough Street; thence northerly along last said westerly line to the southerly line of Fulton Street; thence westerly along last said southerly line to the easterly line of Laguna Street; thence southerly along last said easterly line to the southerly line of Ivy Street; thence westerly along last said southerly line to the westerly line of Buchanan Street; thence northerly along last said westerly line to the southerly line of Grove Street; thence westerly along last said southerly line to the westerly line of Webster Street; thence northerly along last said westerly line to the southerly line of Fulton Street; thence westerly along last said southerly line to the

westerly line of Steiner Street; thence northerly along last said westerly line to the southerly line of Golden Gate Avenue; thence westerly along last said southerly line to the westerly line of Pierce Street; thence northerly along last said westerly line to the southerly line of Eddy Street; thence westerly along last said southerly line to a point on the southerly line of Eddy Street, said point being 87.50 feet easterly of the intersection of the southerly line of Eddy Street and the easterly line of Divisadero Street; thence southerly 137.50 feet along the easterly line of Lot 19 of Assessor's Block 1128 to a point on the northerly line of Lot 16 of Assessor's Block 1128; thence easterly along said northerly line of said Lot 16, 18.50 feet to the easterly line of said Lot 16; thence southerly along said easterly line of said Lot 16, 27.50 feet to a point on the northerly line of Lot 15 of Assessor's Block 1128; thence easterly along said northerly line of said Lot 15, 0.167 feet to the easterly line of said Lot 15; thence southerly along last said easterly line 110.00 feet to a point on the northerly line of Turk Street, said point being the southeasterly corner of said Lot 15; thence continuing on a prolongation of the easterly line of said Lot 15 to the southerly line of Turk Street; thence westerly along last said southerly line to the westerly line of St. Joseph's Avenue extended; thence northerly along last said westerly line and its extension to the westerly extension of the center line of O'Farrell Street as the same exists easterly of Broderick Street; thence easterly along last said center line to the center line of Pierce Street; thence southerly along the last said center line to the center line of Ellis Street; thence easterly along the last said center line to the center line of Steiner Street; thence northerly along the last said center line to a point on a line parallel with and perpendicularly distant 120 feet northerly from the northerly line of O'Farrell Street; thence at right angles easterly along said parallel line 171.875 feet; thence at right angles northerly 17.50 feet; thence at right angles easterly 137.50 feet; thence at right angles northerly 6 feet; thence at right angles easterly 137.50 feet to a point on the westerly line

of Fillmore Street distant thereon 131.50 feet southerly from the southerly line of Geary Street; thence running to a point on the easterly line of Fillmore Street, said point being 137.50 feet southerly from the southerly line of Geary Street; thence easterly parallel to said line of Geary Street to the center line of Webster Street; thence southerly along the last said center line to the center line of O'Farrell Street; thence easterly along the last said center line to the center line of Hollis Street; thence southerly along the last said center line to the southerly line of Ellis Street; thence easterly along the last said southerly line to a point on a line drawn southerly, parallel with and perpendicularly distant 156.25 feet westerly from the westerly line of Buchanan Street and its northerly production; thence southerly along said parallel line 137.50 feet; thence at right angles easterly along the westerly production and along the center line of Willow Street 190.625 feet to the point of intersection of the center line of Willow Street and the northerly production of the easterly line of Buchanan Street; thence southerly along last said easterly line to the northerly line of Turk Street; thence easterly along last said northerly line to the easterly line of Laguna Street; thence southerly along last said easterly line to the northerly line of Golden Gate Avenue; thence easterly along last said northerly line to the westerly line of Gough Street; thence northerly along last said westerly line to the center line of Eddy Street; thence easterly along last said center line to the center line of Gough Street; thence northerly along the last said center line to the center line of Willow Street; thence easterly along the last said center line 98.975 feet; thence at right angles northerly to the center line of Ellis Street; thence easterly along the last said center line to the center line of Franklin Street; thence northerly along the last said center line to the center line of Post Street; thence westerly along the last said center line to the westerly line of Steiner Street; thence northerly along the last said westerly line to the northerly line of Bush Street; thence easterly along the last said northerly line to the point of commencement.

At the public hearing any and all persons having any objections to the proposed Redevelopment Plan or who deny the existence of blight in the proposed Project Area, or the regularity of any of the prior proceedings may appear before the Board of Supervisors and show cause, if any they have, why the proposed Plan should not be adopted.

At any time not later than the date and hour of the public hearing, any person may file in writing with the Clerk of the Board of Supervisors a statement of his objections to the proposed Plan.

At the public hearing the Board of Supervisors will hear and pass upon all written and oral objections and will consider the report of the Redevelopment Agency and all evidence and testimony for and against the adoption of the proposed Plan.

Copies of the proposed Plan are on file in the office of the Redevelopment Agency at 525 Golden Gate Avenue, San Francisco, and in the office of the Board of Supervisors, City Hall, San Francisco.

By order of the Board of Supervisors of the City and County of San Francisco.

Robert J. Dolan, Clerk

2

